

Mid terrace 5 bedroom house, previously used as a B&B. An absolute bargain.

EXCLUSIVE



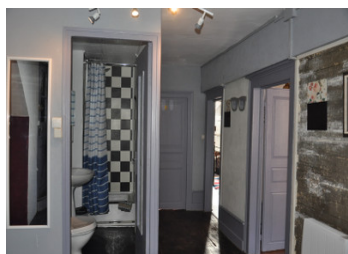
## INFORMATION

Town:	Le Grand-Bourg
Department:	Creuse
Bed:	5
Bath:	2
Floor:	110 m2
Plot Size:	40 m2

## IN BRIEF

Mid terrace 5 bedroom habitable house which would make an ideal family home or B&B. A real bargain with lots and lots of potential, a small building to renovate and a small barn. Narrow garden with a small terrace.

This is situated in a lovely village with basic amenities, under 1h drive to Limoges airport with daily UK flights.

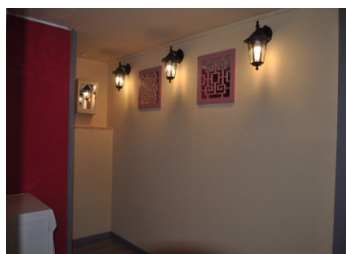


## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The house is situated in a small village with amenities in walking distance, and a lovely bar bistro and tabac with a small restaurant only approx 2 minutes away.

It has 5 bedrooms but also has a large loft you could make into a large bedroom and en suite bathroom.

The garden is accessed from downstairs rear kitchen door and has a couple of outbuildings for storage of items such as bikes. A little raised terraced area for table and chairs and further along is a small house to renovate with a small attached barn.

If you would like to view please do not hesitate to contact me directly.

## LOCAL TAXES

**Taxe foncière: 700 EUR**

**Taxe habitation: EUR**

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES