

Detached house with an adjoining barn and garden, situated in a small farming hamlet.

EXCLUSIVE



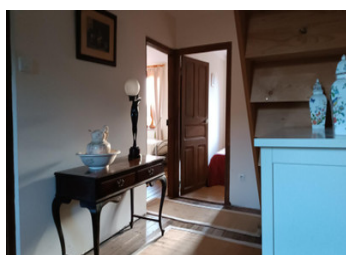
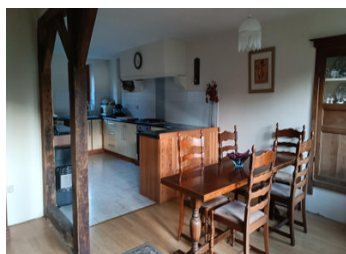
## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Lizières |
| Department: | Creuse   |
| Bed:        | 2        |
| Bath:       | 1        |
| Floor:      | 90 m2    |
| Plot Size:  | 998 m2   |

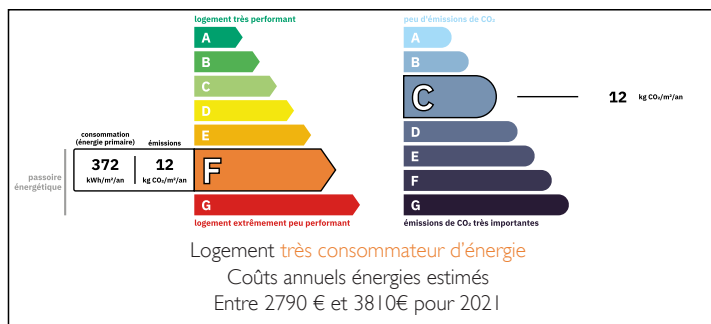
## IN BRIEF

Built in the late 1800's this detached 2 bedroom house has a barn, workshop and garden front and rear. It is renovated, however the loft is ready to be finished off to make the 3rd bedroom.

Situated in a small hamlet this property has great potential. It could be used as a permanent home, investment property or holiday lock-up-and-leave.



## ENERGY - DPE



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

Nicely presented, detached 2-3 bedroom house. The loft has been boarded out and is ready to become a third bedroom with enough room to have an ensuite bathroom.

It has an attached barn/workshop, off road parking and garden areas.

You enter the house directly into a large kitchen/dining room with an access into a good sized lounge with a wood burner. Back to the kitchen area there is access from here to a laundry room and the stairs leading to a nice landing area, 2 good sized bedrooms and a family bathroom.

There are stairs leading up to the loft area which is ready to be converted into a 3rd bedroom large enough to install an en suite bathroom.

Back into the kitchen/dining room there is the front door access to the front garden and the rear door access to the rear garden with terrace. There is enough room for a motor home, caravan, van.

There is a good sized barn a separate workshop, an old bread oven and off road parking.

Approximate dimensions of rooms.

Kitchen/dining room 44m<sup>2</sup>  
Lounge 38m<sup>2</sup>  
Laundry room 12m<sup>2</sup>  
Bedroom 1 10m<sup>2</sup>  
Bedroom 2 15m<sup>2</sup>  
Loft 20m<sup>2</sup>

Closest towns with amenities approx

La Souterraine 10mins  
Guéret 25mins  
Bénévent l'Abbaye approx 10 mins  
Le Grand Bourg approx 10 mins

## LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

## NOTES