

Great house with a large garden on the edge of a lovely town



INFORMATION

Town:	Bourganeuf
Department:	Creuse
Bed:	6
Bath:	2
Floor:	361 m ²
Plot Size:	2012 m ²



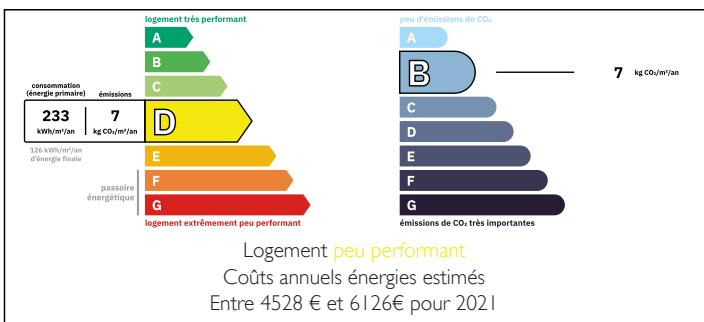
IN BRIEF

Completely renovated house with rooms on one level, and a large basement area. It could be split in two if wanted.

There is no work needed, you can move straight in. You find all amenities within walking distance into town, with bars restaurants, shops, etc. Limoges with its international airport is only 1 hour away. Must come and see!



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.



LOCAL TAXES

Taxe foncière: 3200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

OPEN TO OFFERS - If you are looking for a completely renovated house on the edge of a nice countryside town, this is your chance!

The house sits on one floor and counts six bedrooms, two kitchens, two bathrooms and two lounges. You could easily split it into two units, ideally for a family wanting to live together, but also separated.

Downstairs you will find a big garage / workshop with downstairs toilet and 6 other rooms. You would be able to create another separate apartment downstairs, with its own private access. A floor plan is available upon demand.

The possibilities are:

1. A big house to live in
2. Two houses to live in for two families
3. One house to live in and on or two apartments to rent out (temporarily)

++ Plusses ++

- + Big garden – total land size 2012 m2 – with a stunning view over the valley
- + Well insulated – double glazing
- + New electric heaters in every room
- + Big garage and workshop
- + Several possibilities
- + One level
- + Calm
- + New kitchen

Please contact me, Jacco van Mourik, for more photos and a video tour, or any other questions.

Be quick!

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