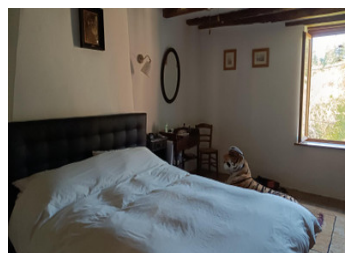


Semi detached, 2 bedroom cottage with gardens, land and barns.



INFORMATION

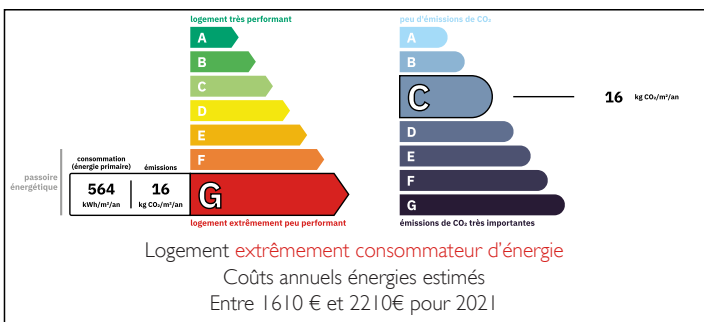
Town:	Saint-Goussaud
Department:	Creuse
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	1063 m2



IN BRIEF

Nicely presented 2/3 bedroom cottage, situated in a very quiet hamlet approx 50 minutes drive from Limoges airport. The property benefits from double glazed windows and gardens and barns. Stunning walks and cycle routes right on your doorstep.

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

Semi-detached cottage, nicely presented, and maintained, situated in a quiet hamlet.. Comprising; On the ground floor entrance into a light bright and airy kitchen/dining room with a walk in pantry and wood burner, back into the vestibule/entrance there is access into a small cosy lounge with a wood burner. There are stairs to the 1st floor with 2 bedrooms and a bathroom. The floors are nicely polished and well aintained.

There are stairs to a loft that could be used as a bedroom or office, music room etc, installed are 2 roof window that let lots of light into the loft.

The cottage benefits from double glazed windows, situated in a pretty little hamlet surrounded by well maintained properties.

There are a selection of barns and gardens, all on an attached plot.

If you would like to ask any further questions, please do not hesitate to contact me.

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

LOCAL TAXES

Taxe foncière: **600 EUR**

Taxe habitation: **EUR**

NOTES