

## 2 bedroom, renovated house with barns and hangar in a country location



## INFORMATION

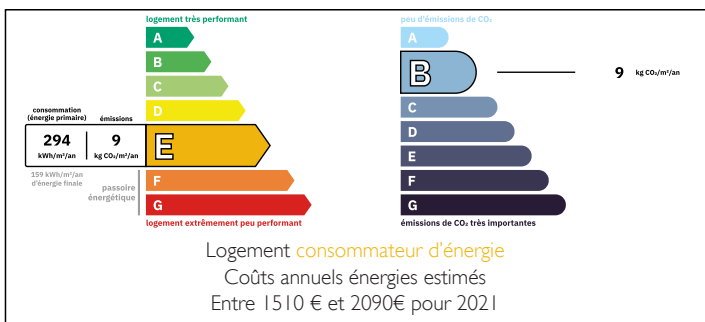
Town:	Saint-Léger-Bridereix
Department:	Creuse
Bed:	2
Bath:	2
Floor:	93.6 m2
Plot Size:	883 m2



## IN BRIEF

This lovely property (semi-detached by its large barn) is set in a quiet hamlet amongst beautiful countryside but still only 12 kms to the large town with all amenities of La Souterraine.

## 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

The house comprises :

Front door into entrance hall. Door leading into spacious, light, airy lounge with wood burning stove and electric radiator. This leads through into the good size kitchen which has a back door with steps leading to the garden and windows to the garden. Off here is a door through to a downstairs W.C, a utility room and a dining room with wood floor and windows to the side.

On the first floor there are two bedrooms, both with windows to the front and a modern bathroom with bath with shower over, W.C, hand basin and a window overlooking the garden. There is also access to the attic.

The whole house has been renovated including rewiring, double glazing, conforming fosse septique and electric radiators throughout.

A lovely, well maintained family home.

Outside there is a good size garden with a separate 3 sided hangar and other parking. Attached to the house are two storage areas and a workshop. At the front of the property are the entrance doors to the large barn with various floors and separate areas.

12 kms to La Souterraine, a large town with all amenities and just 67 kms to Limoges with its airport. A must see property in a lovely location.

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

## LOCAL TAXES

**Taxe foncière: 408 EUR**

**Taxe habitation: EUR**

## NOTES