

Detached, modern, high spec, single storey 3 bedroom, 3 bathroom property



INFORMATION

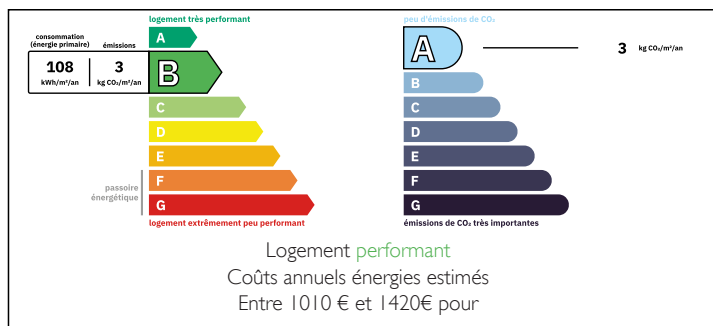
Town:	La Celle-Dunoise
Department:	Creuse
Bed:	3
Bath:	3
Floor:	150 m2
Plot Size:	889 m2



IN BRIEF

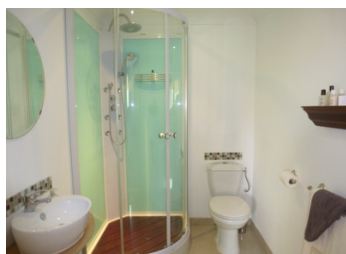
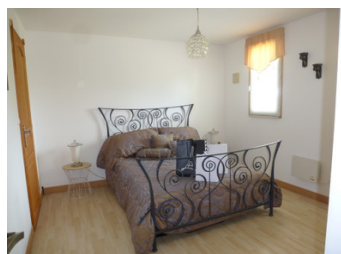
This beautiful, individual property is set in one of the prettiest villages in the region and is just a short walk into the heart of village life located on a stunning river.

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 of:

Electric entrance gates leading to front door. Entrance way - directly into the magnificent light and airy open plan living area. This includes a large living area, a pretty dining area located in the orangery and the beautiful bespoke kitchen with its large central island and breakfast bar with circular extractor fan and circular hob. There is a fitted whirlpool oven, microwave and coffee machine. There are windows and patio doors all around this open living space giving the impression of the outdoors being indoor. Off of this room is the master bedroom, again with patio doors out to the terrace, its own bathroom with shower, W.C, bidet and two wash basins. There is also a walk in wardrobe.

Also from the open plan living you access the pigeonier which houses the utility area and leads to the large garage which has electric doors. There are two further double bedrooms, both with windows to the front of the property, one with an ensuite shower room with W.C, the other with a shower room/W.C adjacent. Both have fitted wardrobes. The area of La Celle Dunoise is superb with water activities, including the swimming beach which you can walk to and the same with the equestrian centre.

Approx 90kms to Limoges with its airport, 29 kms to La Souterraine with multiple supermarkets and amenities and just 11kms to the little market town of Dun Le Palestel.

A beautiful house in an incredible location.

Information about risks to...

LOCAL TAXES

Taxe foncière: 850 EUR

Taxe habitation: EUR

NOTES