

Tastefully-renovated turn-key property



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Moutier-d'Ahun
Department:	Creuse
Bed:	3
Bath:	1
Floor:	70 m2
Plot Size:	0 m2

IN BRIEF

This beautifully renovated village terraced house is on a little lane in one of the prettiest villages in the area. It is well known in the region for its much-photographed Roman bridge, and its ancient church and monastery established more than 1000 years ago. The river Creuse meanders along its northern border. Ahun with most amenities is less than 2km away, and there are rail and airport links in Guéret and Limoges respectively. There's even a tiny local train station a few kilometres away.

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

This is a little gem. It has been thoughtfully renovated to provide, downstairs, a large living area with space for dining and a corner kitchen with stylish wall and floor units, and upstairs, three bedrooms. Two are on the first floor and the third is on an open mezzanine with etched glass ballustrade. The two velux windows provide a lot of natural light. All windows are double-glazed.

There's a (double) shower room with toilet and sink on the first floor, and a WC on the ground floor. There is also ample storage space, including walk-in cupboards on both the ground and first floors.

An art centre is a little up the road, and parking is at the top of the street and at the bottom by the river. Walks and cycle paths leave from and pass through the village.

There is no garden. The and the house is fully renovated ready to walk in. You can just arrive and enjoy what this beautiful area has to offer.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES