

Perfect little chocolate box cottage, habitable part renovated. Plus barn and garden.



## INFORMATION

Town:	Le Grand-Bourg
Department:	Creuse
Bed:	3
Bath:	3
Floor:	120 m2
Plot Size:	627 m2

## IN BRIEF

Lovely habitable semi-detached chocolate box cottage, with separate barn. Partly renovated, new roof, new electrics, new plumbing, new kitchen and bathrooms.



## ENERGY - DPE

DPE not required.

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: 600 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Situated in a lovely little hamlet only 5 minutes drive to basic amenities, this lovely part renovated semi-detached chocolate box cottage with extension to be finished and a separate barn.

The house is accessed from a front door right into a lovely fitted kitchen/dining room with tiled floors, all appliances included. There is also a rear door to enter the garden at the rear which is walled and then reaches out approx 500m<sup>2</sup> of garden.

From the kitchen dining room there is access to the right into the extension which is the planned lounge with a staircase to be installed to the 1st bedroom to be finished with an en suite shower room to be finished.

Back into the kitchen to the left there is a staircase up to landing area and 2nd bedroom with feature beams and large enough for 2 single beds, there is a family bathroom already finished. From the landing there needs to be installed a staircase up to the 3rd bedroom with en suite bathroom.

The property has been very well insulated and the project needs to be finished by the buyer. There is also included in the sale all materials to finish the project, included in these materials there is a brand new pellet burner to be installed.

The electrics have been run and function but they have not been signed off, all plumbing is also new.

The roof has been replaced and all double glazed windows have been installed.

The habitable space...