

Two bedroom detached cottage with good size garden and garage in the beautiful Creuse countryside



INFORMATION

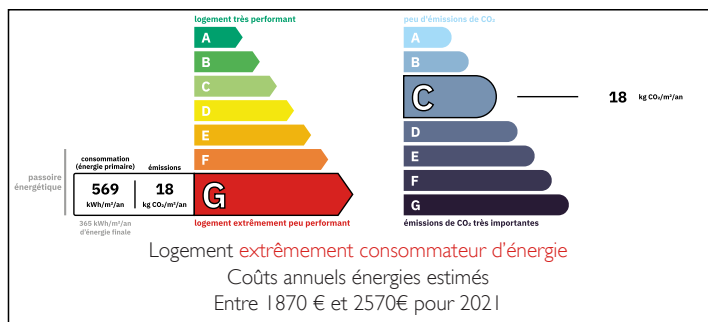
Town:	Fresselines
Department:	Creuse
Bed:	2
Bath:	1
Floor:	64 m2
Plot Size:	1419 m2

IN BRIEF

This pretty cottage is situated in a hamlet just 5 minutes drive from the picturesque village of Fresselines, the once home of the artist Monet.



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 consists of:

Front door into a hallway off of which, on the right you have the lounge with wood floor, fireplace with wood burning stove and windows to front. On the other side of the hall is the kitchen/diner with its original floor, dual aspect windows, 1 1/2 bowl sink and drainer, floor and wall cupboards and worksurfaces plus a large central island. There is a back door to the garden with a covered porchway leading from here also.

Upstairs there are two double bedrooms, one with walk in storage. Family bathroom with shower over, W.C and handbasin. Attic.

Outside, the mature garden, mainly laid to lawn with fruit trees and shrubs, is to 3 sides of the property. the well is also situated at the back of the house. There is a garage with storage area. Parking for two cars.

There are electric radiators throughout the house and shutters at the double glazed windows. The plumbing and electrics were re-done in 2008 and a new fosse was installed in 2007. It does conforme to regulations.

You are just 11k from the market town of Dun Le Palestel where you have all amenities, 6kms from the village of Fresselines, 30km from La Souterrainne with its high speed train link direct into Paris and 84km to Limoges with its airport.

A lovely house in a nice quiet but not secluded, location.

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

LOCAL TAXES

Taxe foncière: 415 EUR

Taxe habitation: EUR

NOTES