

Spacious detached house with garden and garage within walking distance of the pretty market town of Felletin

EXCLUSIVE



## INFORMATION

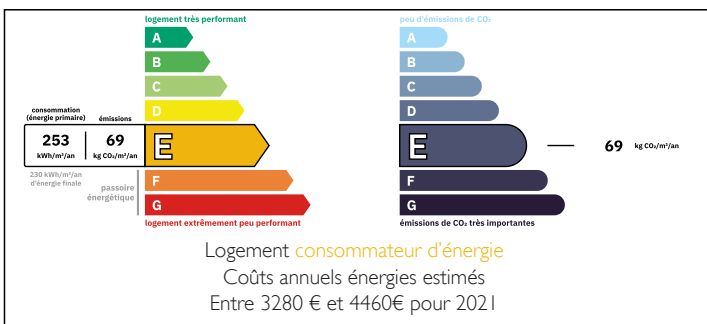
Town:	Felletin
Department:	Creuse
Bed:	5
Bath:	1
Floor:	169.25 m2
Plot Size:	735 m2



## IN BRIEF

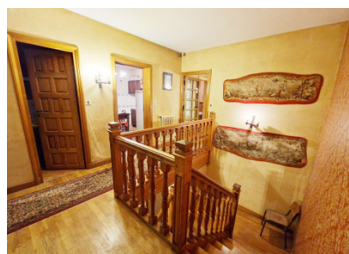
This is a large 5 bedroom property with double garage and garden just a short walk from the centre of the beautiful market town of Felletin. With a population of around 1500, Felletin attracts people from around the world to its International wool and music festivals. There is a bustling Friday market, and a lovely feel to the town, with small local craft shops and places to eat. There is a little train and bus station which can take you to Aubusson or Limoges. Nearby there are swimming lakes, the tapestry town of Aubusson and lots of places to do outdoor activities such as cycling, canoeing and walking. In need of some modernisation, this could be a stunning family home.

## 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

GROUND FLOOR: large entrance hall with marble floor and oak staircase to first floor, bedroom 1 (3.2m x 3m), bedroom 2 with shower (3.4m x 2.8m), utility room (1.9m x 1.7m), boiler room, atelier, WC, access to double garage.(6.8m x 7.4m)

FIRST FLOOR: landing, large, light, L shaped living room (7.4m x 4.9m) with parquet floor, fireplace and garden access and large enclosed balcony with stone floor (6.9m x 2.5m), WC, kitchen (2.9m x 3.3m), bedroom 3 with built in wardrobes (3.3m x 3m), bedroom 4 with built in wardrobe (3m x 3m), bedroom 5 (3m x 3m), bathroom with bath, 2 washbasins and WC (2m x 2m) office with built in cupboards (3m x 3m)

Gardens to each side of the property.

-----

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

## LOCAL TAXES

Taxe foncière: 1 659 EUR

Taxe habitation: EUR

## NOTES