

Large, Creusoise house, in good condition, glorious setting with 360 degree views and land. Video Available.

EXCLUSIVE



## INFORMATION

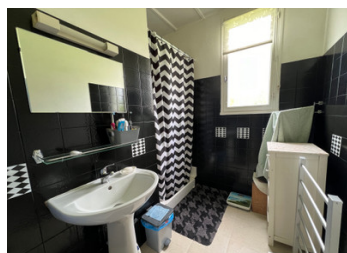
Town:	Nouziers
Department:	Creuse
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	7850 m2

## IN BRIEF

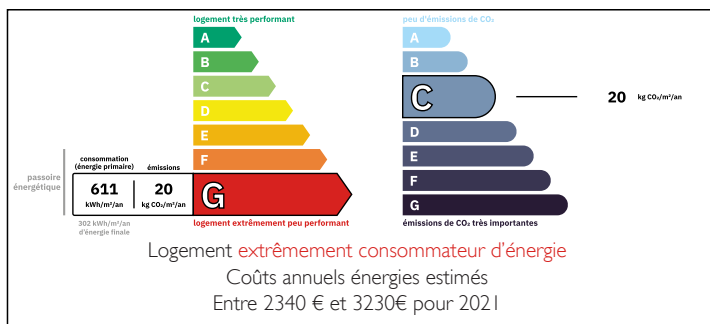
Situated in the magnificent Creusoise countryside, with NO neighbours within 500 meters, this very well maintained property is ready for a little further modernising.

It is within a short distance of villages with shops, bars, schools and amenities.

The location is stunning, with views to 4 sides of the property of unspoilt countryside, agricultural land and woodland.



## 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.



## LOCAL TAXES

**Taxe foncière:** 538 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The main living accommodation is located on the first floor, beneath which is a large double garage with access directly into the house.

A separate area made up of three rooms with a new fitted kitchen, a living space, and room for a bedroom with en-suite. Water and facilities for the septic tank already in place. This area could make a separate rental area or place for extended family.

The main entrance leads to a staircase to the first floor, where off the landing and corridor, there is a kitchen (functional but would benefit from modernising).

A lounge/diner with new wood burning stove,

A Pantry

A shower room, separate WC and hand basin.

Two double bedrooms

Above attic space.

Outside garden to four sides, a large hangar with workshop and a field of 1.25 acres.

A property ideal to get away in the heart of the countryside, with amenities close by and just enough to do to put your own stamp on the property.

More information and photos are available upon request, as well as a complete video.

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