

Impressive three bedroom village property with gardens and amazing terrace views.

EXCLUSIVE



INFORMATION

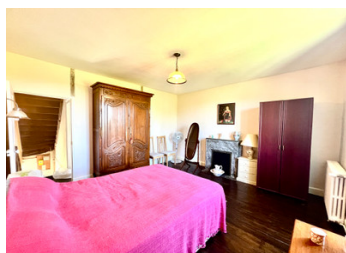
Town:	Fursac
Department:	Creuse
Bed:	3
Bath:	1
Floor:	138 m2
Plot Size:	1665 m2

IN BRIEF

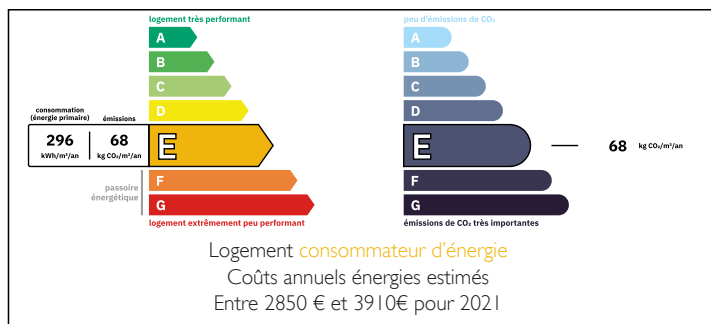
A spacious house in a quiet hamlet with recent updates like rewiring, and double glazing is quite appealing. The fact that the roof is in good condition, especially given the large attic space, is a definite plus.

Having oil-fired central heating with a new boiler, along with a wood-burning stove, ensures warmth and comfort, which is especially nice in colder months. While it may need some refreshing throughout, the fact that it's completely habitable means you can move in and take your time making it your own without feeling rushed.

Overall, it sounds like a fantastic opportunity to own a comfortable home in a tranquil setting with the potential to add your personal touch over time.



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: 950 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property offers the best of both worlds: the tranquillity of a quiet hamlet setting and the convenience of being close to a village with everyday amenities just 4 kilometres away. Having easy access to essentials like a boulangerie, café bars, restaurants, a grocery store, pharmacy, and doctor's surgery nearby makes daily life a breeze. And with La Souterraine just a 20-minute drive away, you have even more options for shopping, dining, and entertainment.

The steps up to the front terrace set the stage for a charming entrance, and stepping into the long, bright hallway,(11.11m²), with its lovely stone floor and original staircase must feel welcoming. The salon, (17.72m²),with its marble open fireplace, original wooden flooring, and high ceilings, sounds like a cozy yet elegant space. The kitchen,(19.48m²), with its wood burner fire, red brick fireplace, and ample room for dining, seems like the heart of the home. And the addition of a walk-in pantry cupboard (4.54m²), and a good-sized laundry room (8.8m²) adds practicality to the charm.

The presence of a second reception room,(12.95m²), whether used as an office/music room or a second salon, offers versatility and additional living space. And the door leading out into the garden from the hallway is a nice touch, providing easy access to outdoor living and enjoying the beautiful surroundings.

The first floor of the house sounds just as inviting as the ground floor, with three very spacious double bedrooms,(17.47m², 17.61m², 15.95m²), offering plenty of room for comfort and relaxation....