

A semi-detached two bedroom stone hamlet property with barns and attached land. Beautifully renovated .



INFORMATION

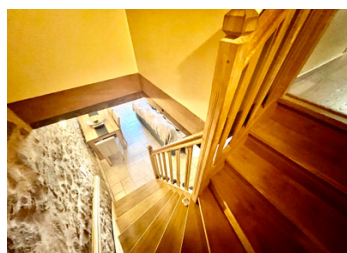
Town:	Fursac
Department:	Creuse
Bed:	2
Bath:	1
Floor:	74 m2
Plot Size:	6507 m2

IN BRIEF

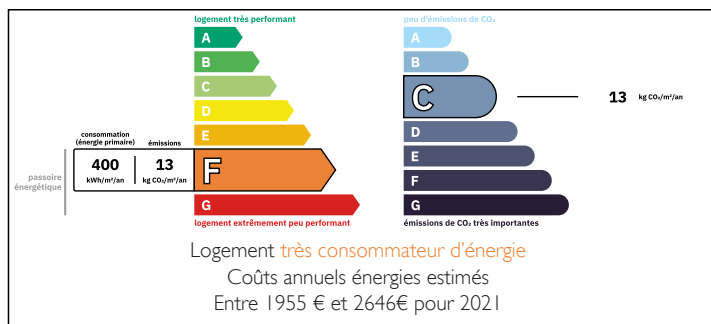
This house has been fully renovated throughout to a very high standard.

Work done includes a complete rewire, new plumbing , fitted kitchen, bathroom, double glazing and velux windows, new roofs and insulation, and with a conforming septic tank drainage system.

In a quiet hamlet, 2 kms from the village of Fursac which has lots of amenities, including restaurants, café bars, boulangerie, small grocery store and doctors.



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

Sitting in the corner of the hamlet, this lovely stone property has a courtyard with two large barns and land to the side and rear, is ideal for grazing. Lots of private off-road parking. The garden and land have been fenced and a hedging planted in the last year. With a covered terrace area leading into the kitchen,(5.4m²), which although small is efficiently fitted with modern units, built-in oven and ceramic hob, tiled walls and floor. Through to the spacious salon, dining room,(29m²), with open stone fireplace with a wood burner fire, tiled flooring, and exposed stone walls with beamed ceiling.

A lovely beech wood staircase leads up to the first floor, and landing, to the left is a modern shower room,(4.30m²), with cubicle shower, wash basin and wc. Built in storage under the eaves and housing the hot water tank. The double bedroom,(21.50m²), has more exposed beams and oak flooring, and two windows making this a nice bright room.

Up another beech staircase to the second floor, and the second double bedroom,(13.75m²), with dual aspect velux windows showing off the beautiful views of the hamlet and countryside beyond. This bedroom has reversible air conditioning.

The house is heated by the wood-burner fire and also has electric heating on all floors. Double glazing throughout including the front and back doors and all windows have shutters.

LOCAL TAXES

Taxe foncière: 450 EUR

Taxe habitation: EUR

NOTES

Outside the barns are in very good condition, all roofs and the zinc gutterings have been replaced. One barn is 100m² and the second...