

Lovely house, with 3 bedrooms, garden, garage. Immediately habitable. In small village near Crocq.

EXCLUSIVE



INFORMATION

Town:	Saint-Agnant-près-Crocq
Department:	Creuse
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	1241 m2

IN BRIEF

Very nice and large village house , near Crocq and Giat with daily amenities. It is located in a small village in the Creuse

On the ground floor is the large cellar, with part of the old bread oven and a cave.

A small staircase outside leads to the first floor with kitchen, dining room and living room and in hallway there is a toilet and small bathroom. There is also a small conservatory next to the living room with French doors to the terrace.

Upstairs there are three bedrooms and also plenty of storage space. Also upstairs a bathroom with shower/bath and toilet. It has a large garden with a garage.

Owner will leave it furnished

ENERGY - DPE

DPE blank.

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

Nice large (family) house with lots of possibilities.

Kitchen 15 m²
(dining) room 15 m²
living room with conservatory 36 m²

Upper floor:
Room (1) 13 m²
Room (2) 10 m²
room (3) 15 m²
Bathroom 5 m²

Basement 70 m² Cave 10 m²
Garage 14 m²

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

LOCAL TAXES

Taxe foncière: 604 EUR

Taxe habitation: EUR

NOTES