

UNDER OFFER Pretty 2-bedroom cottage in peaceful flowery hamlet, with garage and little house



## INFORMATION

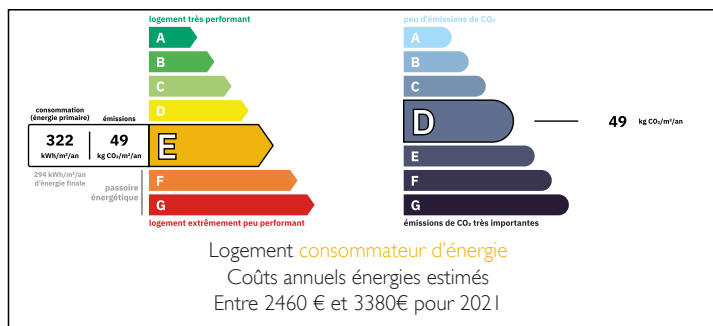
Town:	La Pougé
Department:	Creuse
Bed:	2
Bath:	1
Floor:	98 m <sup>2</sup>
Plot Size:	1700 m <sup>2</sup>

## IN BRIEF

This lovely granite property built in around 1820, is situated in a small and well-maintained hamlet, with local facilities a few miles away. The tapestry town of Aubusson is 15 minutes and it's an easy drive to nearby swimming lakes, horseriding and other outdoor activities. The little county lanes are ideal for cycling.



## 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 habitation: EUR

## NOTES

## DESCRIPTION

On the ground floor there is a sitting area with exposed beams, oak staircase and insert fire, and a small dining room, kitchen, summer room with patio doors, and WC with utility area for a washing machine.

The first floor has 2 bedrooms, a wide hallway and a recently installed shower room. There is access to a stairway to the loft.

There is a garden to the rear and side of the main house, and a further large flat vegetable garden with small fruit trees and bushes across the lane. There's also a polytunnel, water container, and private area ideal for tables and chairs.

The second little house is attached to this garden area. Ready to renovate, it already has water and electricity. There are two large rooms, one downstairs and one upstairs, with a cellar below.

The garage has plenty storage space for wood, and there is also a storage mezzanine.

The house has gas central heating and single glazing. The septic tank does not meet current norms.

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