

Habitable property,. Entrance into Lounge, kitchen/dining room., 3 bedrooms 2 en suite, cave and gardens.

EXCLUSIVE



## INFORMATION

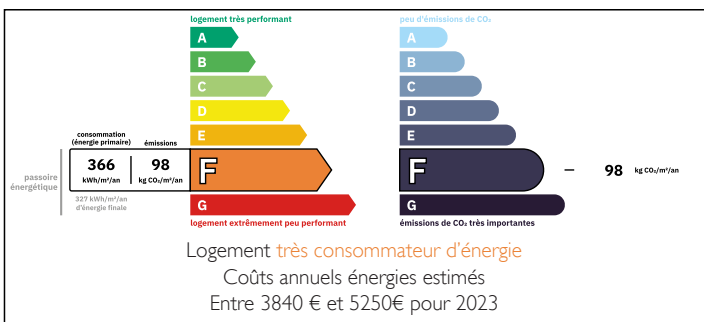
Town:	Bosmoreau-les-Mines
Department:	Creuse
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	400 m2

## IN BRIEF

This well-presented three-bedroom property is located in a quaint village, approximately seven minutes from the larger medieval town of Bourgueuf 23400, in the Creuse department, an area renowned for its numerous lakes.

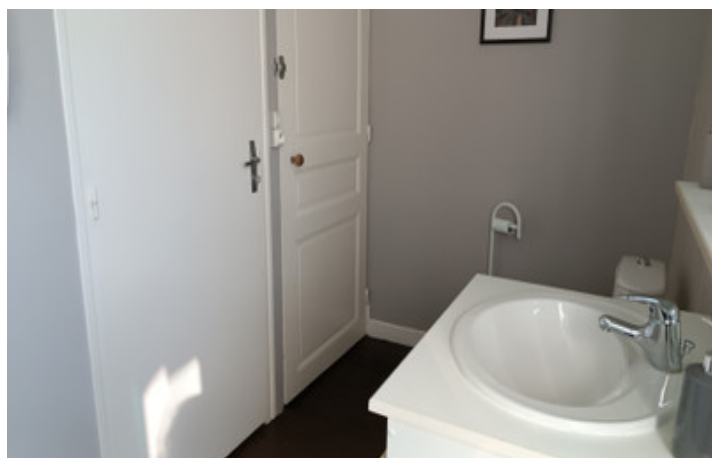


## ENERGY - DPE



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

This well-presented three-bedroom property is located in a quaint village, a very popular tourist site including a velo rail attractive touristic place with a cafe/bar also selling pizza beer etc. Approximately seven minutes from the larger medieval town of Bourgneuf 23400, in the Creuse department, an area renowned for its numerous lakes.

The property is habitable and renovated up to a good standard. Decorated throughout and could be moved into right away.

Beautifully presented 3 bedroom property. Enter into a vestibule to the right in a bright and airy lounge with windows to the front and rear. To the left is a good sized fully fitted kitchen leading to storage and a downstairs toilet, door leading to a lovely enclosed garden.

Returning to the vestibule there are stairs leading to a small landing and to the right a good sized bedroom with a en-suite shower room, access to the stairs and 3rd bedroom. Then to the left another bedroom with an en suite shower room. Both bedrooms are light bright and airy and have view of the garden.

There is a cave on the ground floor, great for storage and where the boiler is housed.

The bread van and fish van comes to the village a couple of times a week.

If you have any questions please contact me.

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

## LOCAL TAXES

**Taxe foncière: 311 EUR**

**Taxe habitation: EUR**

## NOTES