

Pretty 2 bedroom semi-detached house - Ideal holiday get away

EXCLUSIVE

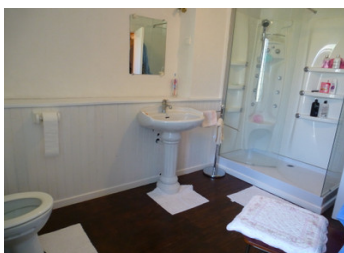


## INFORMATION

Town:	Saint-Germain-Beaupré
Department:	Creuse
Bed:	2
Bath:	1
Floor:	49 m2
Plot Size:	90 m2

## IN BRIEF

This house is the ultimate holiday retreat. Perfect for spending time in but in a secure position so that it can be locked up and left to await your return. It could also easily lend itself to being a permanent residence



## ENERGY - DPE

DPE not required.

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

The house comprises

Front door opening into lounge with a dining area. It has a tiled floor and a fireplace with wood burning stove.

This room carries through to a fully fitted kitchen including fitted oven with ceramic hob, sink and drainer. There is storage room off to one side with a door leading out to the back of the house.

First floor: Landing area

Good size double bedroom with windows to front and space for wardrobes.

Lovely bathroom with large shower, W.C, basin, wood floor and window to the back of the property.

2nd floor: Another double bedroom with velux windows.

Small garden

The house is just 15 kms from the large town of La Souterrainne with a choice of supermarkets and all facilities that you would need with the added bonus of being just 12 kms away from the market town of Dun Le Palestel, again with supermarket and all amenities. The nearest village with its bar/restaurant is 4.5 kms. Limoges airport is 78 kms

A perfect area for that relaxing retreat.

\*\*\* Please note - this property has no fosse septique so, a new one will have to be installed before the house can be used \*\*\*

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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 habitation: EUR

## NOTES