

Beautifully presented spacious semi-detached 4 bedroom house with an in-ground heated swimming pool.

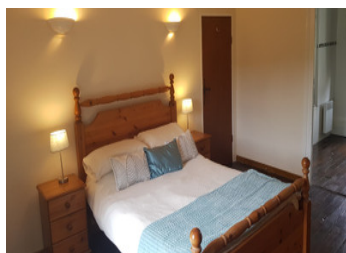


INFORMATION

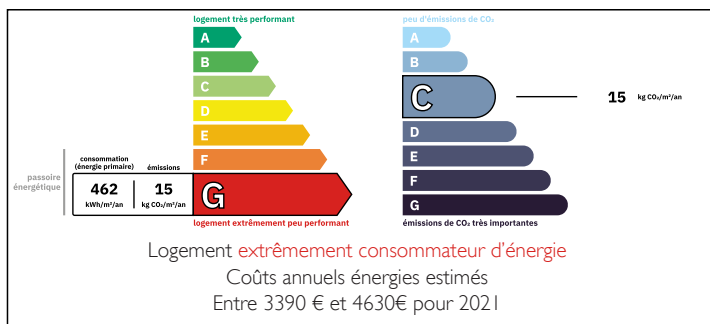
Town:	Janaillat
Department:	Creuse
Bed:	4
Bath:	2
Floor:	142 m2
Plot Size:	1040 m2

IN BRIEF

Discover a charming, spacious semi-detached property featuring four bedrooms and an in-ground heated swimming pool. Nestled in a serene location, this characterful home sits along a tranquil lane leading out of a picturesque village.



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 semi-detached house is beautifully presented, boasting numerous original features. Upon entering the property, you are greeted by a spacious and luminous lounge/sitting room, which leads to the dining room and kitchen.

A staircase in the lounge/sitting room ascends to the first floor, home to two large bedrooms, one featuring an en-suite bathroom, and a family bathroom. You will find another staircase that rises to two additional large bedrooms.

On the ground floor, there is access to parking, a front and rear terrace, a garden, and a swimming pool. Additionally, there are two wooden sheds suitable for storing tools, a ride-on mower, bicycles, etc. There is also cave access from the front terrace.

The nearest airport is approximately a one-hour drive to Limoges.

The closest town, complete with supermarkets and other amenities, is in the medieval town of Bourgneuf in the Creuse department 23, about a ten to 15 -minute drive away.

The area is renowned for its stunning cycling and walking routes, as well as numerous lakes.

LOCAL TAXES

Taxe foncière: 726 EUR

Taxe habitation: EUR

NOTES

If you have any questions or would like to make a visit please contact me.

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