

Beautiful Château view property. Large garden, garage, within walking distance of lively village.



INFORMATION

Town:	Boussac
Department:	Creuse
Bed:	2
Bath:	2
Floor:	92 m2
Plot Size:	4889 m2

IN BRIEF

Sitting just on the outskirts of the charming market town of Boussac, in the Creuse department. This property boasts stunning views of the XVth century Château.

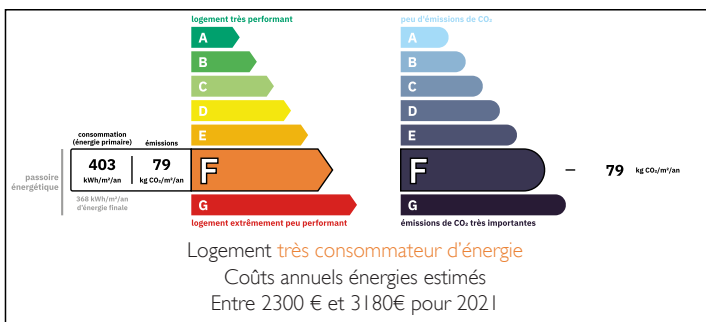
A short walk from the village center, this home offers easy access to shops, restaurants, cafés etc. The lively market, which takes place every Thursday morning, is also a great place to pick up local produce.

For families, this village also benefits from schools, ranging from pre-school (maternelle), all the way to secondary (collège). As well as supermarkets, a medical center and plenty of activities and clubs.

This property is situated only 30 minutes away from the larger town of Montluçon and 1hr30 from the nearest airports in both Clermont-Ferrand and Limoges.



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

From the garden, a set of French doors open into a very spacious living/dining room, great for entertaining guests or large family gatherings.

Further along, you will find a second sunny living space, with a fireplace, parquet floor, and a gorgeous solid wood staircase. This room also offers French doors which lead out to the garden.

Moving toward the back of the home, there is a bright kitchen, and a utility room alongside, with a sink and direct access to the garden.

Finally, on the ground floor, you will also find a bathroom and WC.

Upstairs, you are met with two great-sized double bedrooms, both with large windows and views over the garden.

Two additional small rooms offer the potential for walk-in wardrobes, storage rooms, etc. You will also find a second shower room with WC on the first floor.

This property includes two large garages, great for private parking and storing garden materials.

The large garden offers potential for seating areas overlooking the Château, and also plenty of space for animals, livestock or a vegetable plot.

Please contact the agent for more photos or information.

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

LOCAL TAXES

Taxe foncière: 838 EUR

Taxe habitation: EUR

NOTES