

Large village property. Detached, family home, private parking, 3 to 5 bedrooms.

EXCLUSIVE



INFORMATION

Town:	Boussac
Department:	Creuse
Bed:	3
Bath:	2
Floor:	163 m2
Plot Size:	1122 m2

IN BRIEF

Situated in the lively market town of Boussac, in the Creuse department.

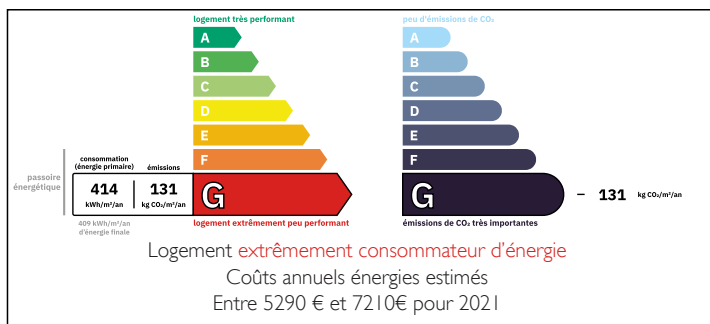
Within walking distance of the village center, this home offers easy access to shops, restaurants, cafés etc. The lively market, which takes place every Thursday morning, is also a great place to pick up local produce.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This commanding village property benefits from a spacious garden on three sides of the house, facing South, West, and North. The home sits over a 2-car garage, a boiler room, and a pantry, all accessible from inside the house, or outdoors.

Upon entering the home, you will find a large kitchen on one side, along with two bright reception rooms on the other. These two reception rooms are adjoining, offering plenty of potential to open up the space, into one large living area, or even to create two bedrooms on the ground floor of the property.

Moving through the house, you will find a second, smaller kitchen, which could also be a great space for a laundry or utility room. Alongside, a stunning living room, with an open fire and three large windows looking onto the garden.

The ground floor also offers a bathroom and a separate WC.

Upstairs, you will find three bedrooms, a bathroom, and access to the loft, which is a great space for additional storage or could even be converted into a studio.

With such a vast and versatile space, this home offers endless possibilities and potential for all lifestyles and needs.

Don't miss this unique offer, please contact the agent for more information and photos.

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