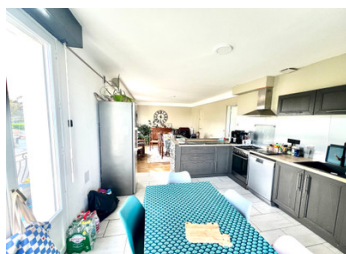


A four-bedroom bungalow hamlet property, large gardens and lower level garage . 2kms to La Souterraine



## INFORMATION

Town:	Saint-Priest-la-Feuille
Department:	Creuse
Bed:	4
Bath:	1
Floor:	107 m2
Plot Size:	1677 m2

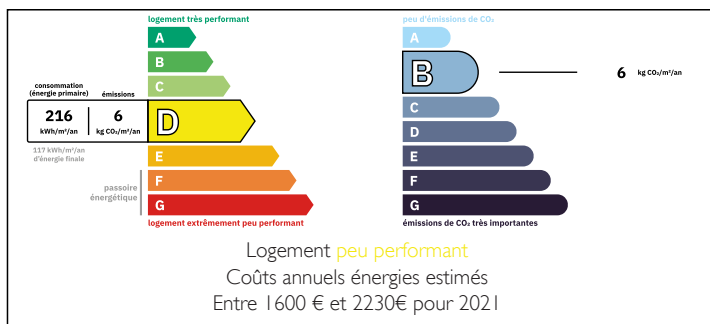


## IN BRIEF

This well maintained property, with four bedrooms, is centrally heated, with double glazing. All main rooms are on one floor. The lower level has a one car garage, boiler room, with laundry area, and a workshop with wood store.

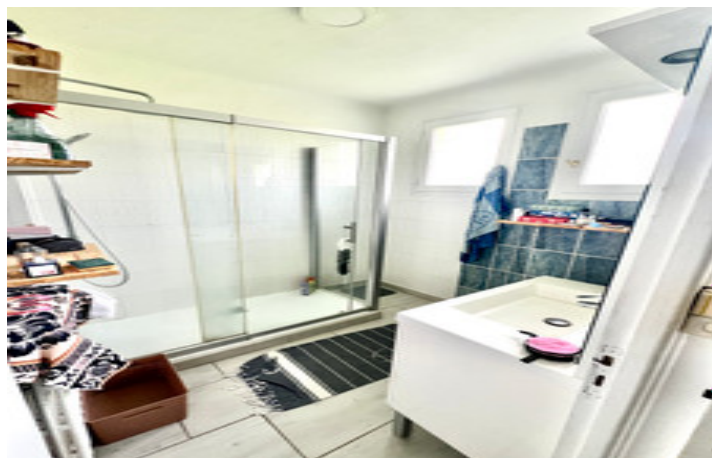
The gardens wrap around the property with a gravelled driveway, a decked terrace for enjoying lunches and sunsets, and lawned gardens. The market town of La Souterraine is very close to the hamlet and has lots of amenities including schools, college, supermarkets, boutiques, restaurants and bars. And a train station with direct trains to Paris 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

The lower ground level of the property consists of a one car garage, a workshop, laundry area, a room currently set up as a fourth bedroom, though would work well as an office or gaming room. And an area with the heating system, and wood store.

On the first floor, the main living area of the property is accessed by stairs from the lower level, or entering directly from the front door, into a hallway.

With three bedrooms ,(13m2, 11.17m2 ,9.76m2), with wooden flooring, along to the modern open plan fitted kitchen with wall and floor cabinets, tiled flooring, and dining room to one end ,(37.60m2) This is a spacious bright part of the property. With double doors out onto the wrap around balcony with views onto the garden. A cosy salon with wooden flooring, and the family shower room with vanity sink unit and walk-in glass shower cubicle. There is a separate WC.

The property has wood fuelled central heating, is double-glazed throughout and has a conforming septic tank system.

Being within easy access of a busy market town with schools, train station and commerce, this is an ideal family home .

For more information, 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>