

Semi-detached 1 bed house with barn



INFORMATION

Town:	Lourdoueix-Saint-Pierre
Department:	Creuse
Bed:	1
Bath:	1
Floor:	45 m2
Plot Size:	2259 m2

IN BRIEF

A one bedroom house with lots of potential to expand (with the correct permissions)



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.



LOCAL TAXES

Taxe foncière: 260 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Front door leading directly into the kitchen/diner. A good size area giving plenty of space to cook and entertain.

Further on from this, in an open plan configuration, is the lounge area. Off of here, is the shower room/W.C.

To the left of the front door in the dining area, is the door leading to a large double bedroom.

The property is double glazed throughout and has some electric radiators to keep you warm. The house is attached to a large barn. Part of the second floor of the barn is over the ground floor of the house. This makes it really easy to extend the house to maybe provide 2 double bedrooms and a shower/W.C upstairs and to reconfigure the plasterboard walls downstairs to create more living space. There is also a cellar under the house.

Outside there are a couple more outbuildings and, approx 1/2 an acre of grounds.

Just around 8kms to the good size market town of Chateauroux and approx 90 kms to Limoges with its airport.

A cute little house in a good area

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