

Detached 3 bedroom bungalow with an attached garage, situated in a very quiet estate.

EXCLUSIVE

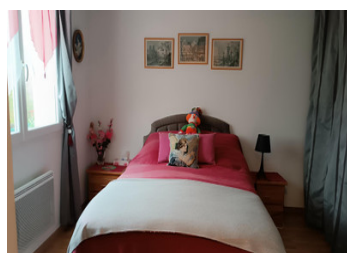


## INFORMATION

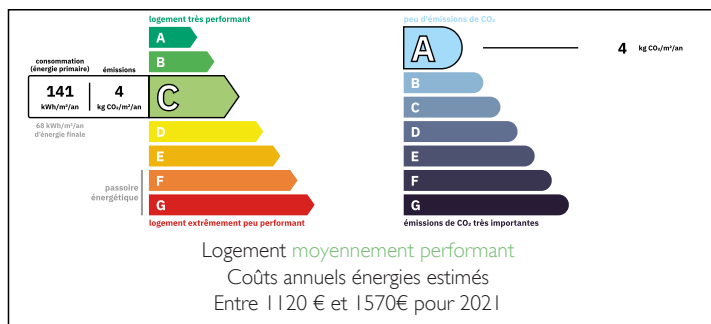
Town:	Marsac
Department:	Creuse
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	919 m2

## IN BRIEF

Well maintained detached 3 bedroom bungalow, build completed 2014. Situated on a very quiet estate on the outskirts of a small village with basic amenities.



## 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

I am showing this well maintained 3 bed 2 bath detached bungalow with an attached garage. Built and insulated to a high standard BBC construction.

The property has a sweeping drive up to the front entrance with lovely views and manicured gardens.

The property comprises, front door entrance into a porch leading into a large lounge/dining room with a wood burner there is also access here to a corridor to 2 double bedrooms with en suite shower rooms one with a bath. From lounge also access to a 3rd bedroom currently used as an office.

Returning to the lounge/dining room you can access the kitchen, conservatory and garage.

The garden wraps around the house and can be accessed from the front doors, conservatory or the side door. There are lovely seating areas to enjoy the wonderful views.

Double glazed throughout and connected to mains drains.

Built to a high spec by French artisans.

Closest airport Limoges approx 1 hr drive.

Closest shops a couple of mins drive to the village of Marsac 23210.

Benevent L'Abbaye 23210 is just a 5 minute drive where you will find Carrefour supermarket, butcher, bakery bar/restaurant and much more.

## LOCAL TAXES

Taxe foncière: **979 EUR**

Taxe habitation: **EUR**

## NOTES