

A nicely renovated two bedroom hamlet property and a one bedroom apartment, with countryside views

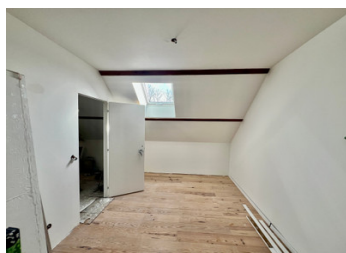


INFORMATION

Town:	Fursac
Department:	Creuse
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	550 m2

IN BRIEF

On approximately 600 m² of land, house, approximately 130 m² on 3 levels, currently being renovated. Will be sold finished and functional. On the lower level is a garage, a terrace and large parking area, a covered terrace, and an apartment. The higher level with parking, is the main entrance to the house, with a large space of 40 m², to be salon and kitchen point. With a Wc in place, and upstairs, 2 bedrooms, bathroom large landing



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: 147 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

House at the final stages of renovation, will be sold finished and functional, you can accessed by a 1st level a large terrace , one side covered,, with a view of the countryside, 1 large car park area with access to a garage of 25 m2. This terrace serves an apartment with kitchen open to a living room for 31 m², 1 bedroom of 12 m² and 1 bathroom with sink, shower, WC. ideal guest room or seasonal rental.

On the other level is the main entrance of the house with a second terrace also, parking. Entering into the property, to a space of 40 m² which will be a kitchen open to the living room, dining room. A small closed space for Wc, sink and hot water tank.

On the 1st floor, is a landing leading to two to bedrooms of 12 m² with skylight, and a bathroom with shower, sink and Wc.

Double glazing on all frames, insulated house, new roof, septic tank drainage system is up to standards, electric heating and possibility of pellet stove.

The house will be sold finished, in agreement with the owner and potential buyers.

The garden is adjoining the house. This property is located a few kilometres from a town with all amenities, school, shops, doctor.

Do not hesitate to contact me to discover this property. A viewing is highly recommended.

Information about risks to which this property is exposed is available on the Géorisques...