

## 4 bedroom village house



## INFORMATION

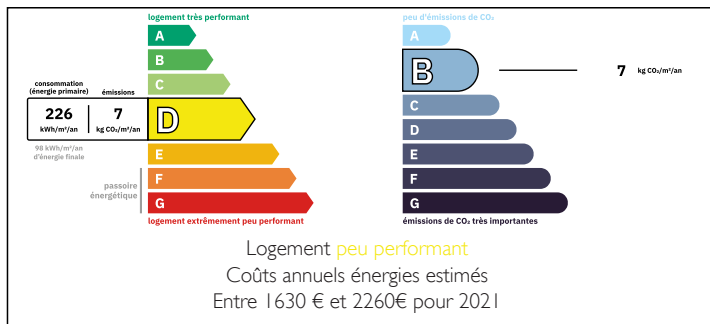
Town:	Saint-Sébastien
Department:	Creuse
Bed:	4
Bath:	1
Floor:	119 m2
Plot Size:	2086 m2

## IN BRIEF

Lovely old village house which was once a butchers shop



## 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 foncière: 789 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The property comprises of:

Entrance door into fitted kitchen/diner. The kitchen was installed in 2024 and has not been used. Tiled floor. Both the kitchen area and the dining area are of a good size. There is also a large lounge with windows to two sides. Down here is a utility room with a W.C (needs just to be plumbed in ) and a chimney to house a pellet boiler if you wish to install one.

On the first floor there four double bedrooms. Two of which have been renovated, the other two are in need of decoration. There is also a shower room up on this floor which is functional but needs updating. Up some further stairs is the large attic.

There is a very large plot of land/garden just a short walk away. There is a possibility that this land may be construct-able. Actually around the house there is no immediate outside space although the mayor has said that there is a possibility of purchasing some to allow private car parking and a seating / BBQ area. This would be at a cost of 1 Euro per sqm plus notaires fees. This would have to be confirmed with the mairies office at the time of offer.

The whole property is newly double glazed and a lot of outer walls are insulated. It also has the benefit of mains drainage.

The village itself provides, Doctor, Dentist, pharmacy, Bank, Post office, small well stocked local shop and a bar,...