

UNDER OFFER Character 5-bedroom property for renovation



INFORMATION

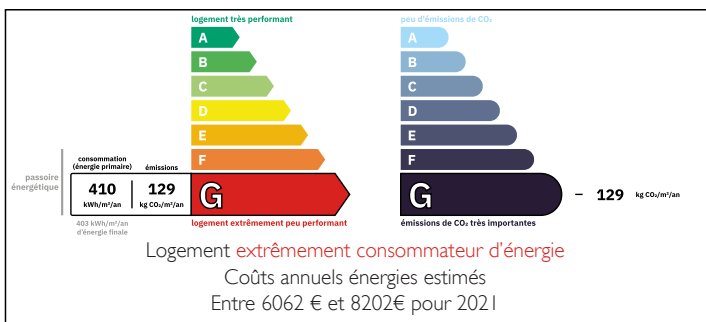
Town:	La Pougé
Department:	Creuse
Bed:	5
Bath:	2
Floor:	188 m2
Plot Size:	4313 m2

IN BRIEF

This character property is halfway between Limoges and Clermont Ferrand in the Creuse department. The area attracts nature lovers, with its country lanes, lakes and woodland. The house is a 3 minute drive to the local shop and a half hour from the popular Vassivière lake.



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

This is a full renovation project. Character features remain such as stone and marble fireplaces, wooden and tiled floors, and ornate ceilings roses. The rooms are well-proportioned with high ceilings. Downstairs there are 3 reception rooms, one currently used as a study, one as a large salon and the other a dining room. There is a basic kitchen, cellar, downstairs toilet, boiler room and an access to the rear garden. Upstairs there are 5 bedrooms, one en suite, and a separate shower room and WC. A doorway and staircase lead to the loft. There is a well, small front terrace, and 4000m2 of outside space. Garage (with upstairs level) and workshop. Individual drainage.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES