

Beautifully presented, modernised, mains drainage, 2-bedroom cottage in beautiful village location.

EXCLUSIVE



INFORMATION

Town:	La Celle-Dunoise
Department:	Creuse
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	209 m2

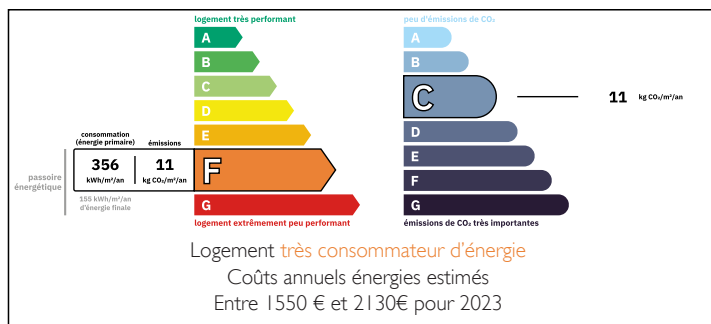
IN BRIEF

Sitting above one of the most beautiful and appealing villages in the area of the 3 lakes, with stunning views and walking distance into the extremely pretty, vibrant, historic town of La Celle Dunoise, with bistros, restaurants, shops and historic church, this lovely stone cottage is already modernised and ready to move into.

It is set back from the small road, with only local traffic of a few houses, and the walk into the village has some spectacular views.

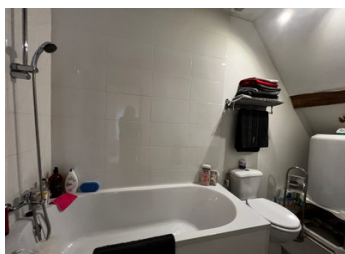


ENERGY - DPE



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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: 300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Within walking distance of the village and the vibrant bar restaurant situated with its terrace along the river and with great food and music at the weekends, this house has been beautifully modernised and decorated and most definitely will not fail to please.

In front of the house is an enclosed courtyard garden space for relaxing and watching the world go past. Between the house and this space is a passing place for the neighbour's barn, not often used.

Totally modernised, inside and out, and on mains drainage, this very attractive cottage is ready to move into. Downstairs is a lovely, open, bright modern lounge / diner and further on, the fitted kitchen with access to the back terrace courtyard, which is very low maintenance and has enough room to eat outside, and have barbecues.

From the main room, the upstairs has two bedrooms have been created from the loft space, along with a bright family bathroom and WC.

A very beautiful home, totally insulated keeping it warm in winter and cool in summer and modernised, with double glazing and totally decorated and on mains drains.

Limoges airport is just an hour away.

Please ask for further details and photos from the agent,

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