

A lovely well presented village bungalow built in 2013, two bedrooms large gardens of 2,540m2.



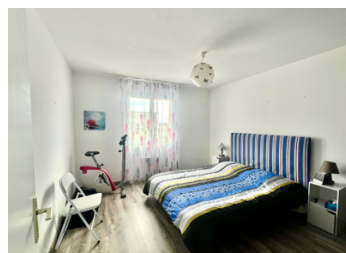
## INFORMATION

Town:	Le Grand-Bourg
Department:	Creuse
Bed:	2
Bath:	1
Floor:	94.53 m2
Plot Size:	2540 m2

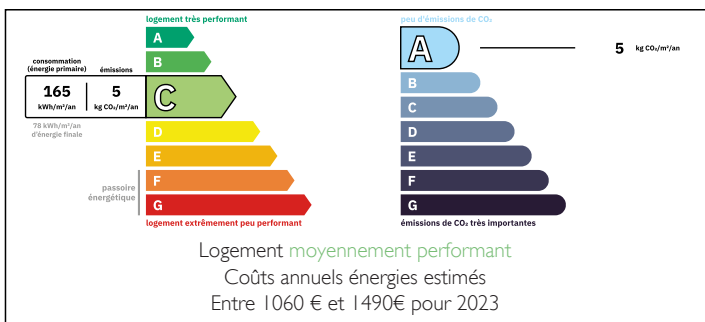
## IN BRIEF

This property, built in 2013, is modern and spacious with lots of light being brought in by the two sets of double doors in the living dining area.

With large a lovely well maintained, garden with established trees and foliage, and a spacious terrace, part covered, to enjoy alfresco dining and relaxing.



## 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: 555 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Double gates with a sweeping driveway up to the property, sitting in an elevated position, and with plenty of space for parking.

Entering from the front brings you into the open plan salon with wood burner fire, dining area and fitted modern kitchen. The whole of the property has tiled floors.

Two double bedrooms with storage, and a family shower room, with a separate wc.

The property has double glazing windows and doors, all windows have lockable shutters, and connected to mains drainage.

The garden wraps around the property.

The village has some general amenities, including butchers, bakers, small grocery store and a well supplied DIY store, doctors and pharmacy.

The nearest market towns are La Souterraine and Guéret, both a 20-minute drive. The nearest airport is Limoges, with daily UK flights.

For more information, contact me.

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