

Beautifully restored 4 bedroom detached property



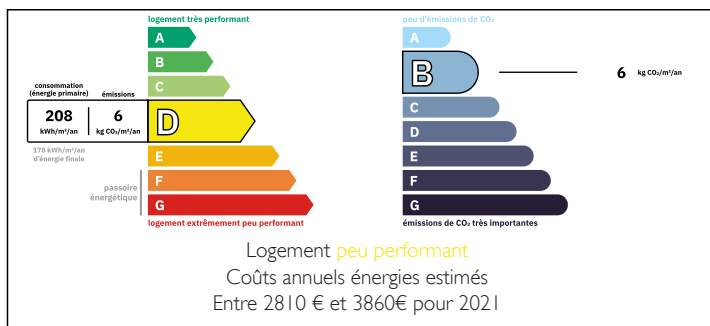
INFORMATION

Town:	Saint-Agnant-de-Versillat
Department:	Creuse
Bed:	4
Bath:	2
Floor:	163 m2
Plot Size:	2734 m2

IN BRIEF

Large character family home, move in ready

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 beautiful property comprises of:

Front door into large lounge airy lounge. Through here, up one step into the diner room which then leads on to the fitted kitchen. There is a door from the dining area leading out to the garden. Also on this floor are two very good size double bedrooms and a W.C and bathroom. These rooms are all off of an inner hallway which also has a door leading to the back garden. Upstairs there are two attics, one of which could be convertable and a further two large double bedrooms, a W.C and second bathroom. There is also plenty of storage on the landing area.

Outside there is parking for several cars, land to the side and the back plus the actual pretty garden with small pond feature. There is a boiler room which houses the pellet boiler with its huge hopper for filling and, a storage shed. The house is immaculate throughout and is totally 'move in' ready. It benefits from double glazing throughout and wood pellet central heating. Just 10.5 kms to La souterraine with its choice of supermarkets and train service to Paris, 5kms to the nearest village with school and 65 kms to Limoges with its airport.

A beautiful property in a good location.

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

LOCAL TAXES

Taxe foncière: 850 EUR

Taxe habitation: EUR

NOTES