

Pretty 2-bedroom stone cottage, with separate little house in garden to renovate

EXCLUSIVE



## INFORMATION

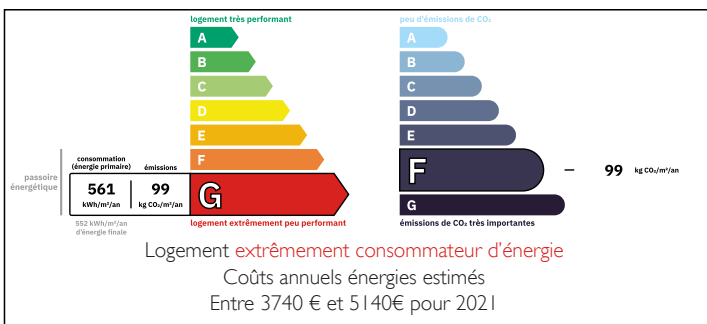
|             |                      |
|-------------|----------------------|
| Town:       | Saint-Avit-de-Tardes |
| Department: | Creuse               |
| Bed:        | 2                    |
| Bath:       | 1                    |
| Floor:      | 68 m2                |
| Plot Size:  | 912 m2               |

## IN BRIEF

St Avit de Tardes is around 10km east of the tapestry town of Aubusson and the property is situated in a little cluster of houses down a cul-de-sac. Aubusson is a market town of 3000 inhabitants with all daily amenities. There's lots to do round about (hiking, cycling, fishing) in the surrounding countryside, and for the more adventurous there's car-racing, paragliding in the Puy-de-Dôme or skiing at Mont d'Or.

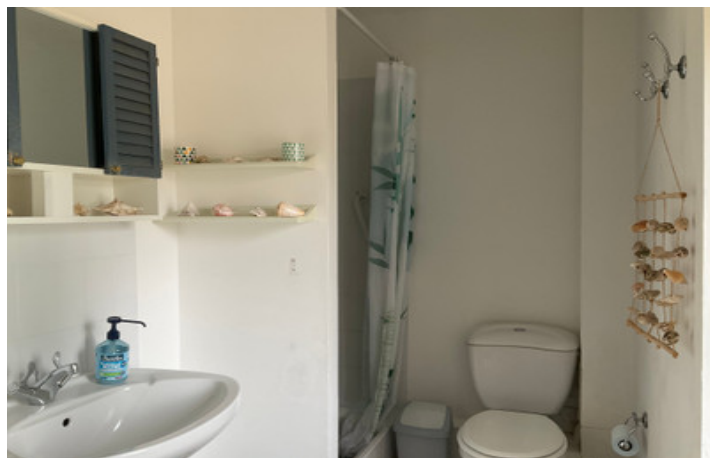
The two closest cities (both with airports) are Limoges (100km) and Clermont-Ferrand (80km).

## 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 habitation: EUR

## NOTES

## DESCRIPTION

Build around 1850, this is a very pretty granite cottage, carefully upgraded by the owners to provide comfortable countryside accommodation.

Downstairs, there is a sitting room and kitchen (the cellar is accessed from outside). A pretty fireplace with woodburner is the focal point and a staircase leads up to the first floor. Off the sitting room is a bright triple-aspect dining kitchen, with fitted units.

Upstairs, the corridor leads to two good-sized bedrooms and a shower room. The floored loft is accessed via a door and separate staircase in one of the bedrooms. The ceilings are higher than the average cottage, at 2.67m.

Outside there is an adjoining garage and a detached cute stone outbuilding to be renovated. It is currently used for storage. The garden is easily maintained, with mostly lawn and flower beds (and a little pond). There are two raised vegetable beds at the back of the garden and in the centre a little terrace for a table and chairs.

The property is fully double-glazed, with gas central heating (an underground tank in the garden). The individual drainage does not meet current norms.

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