

Charming village house



INFORMATION

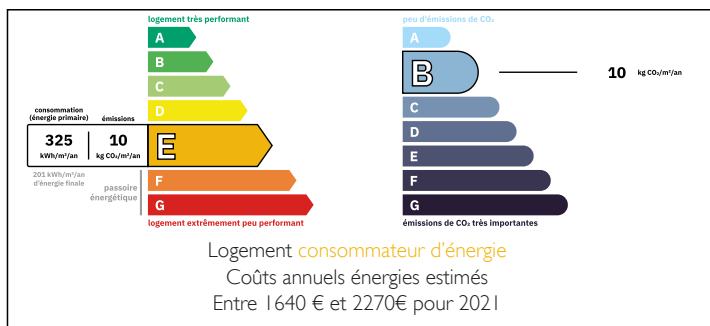
Town:	Saint-Georges-la-Pouge
Department:	Creuse
Bed:	3
Bath:	1
Floor:	101 m2
Plot Size:	114 m2

IN BRIEF

Charming village house for sale in the Creuse, located on a quiet square near walking and cycling paths. Close to Aubusson with local amenities. 3 bedrooms, open kitchen, terrace, shed, and spacious attic. Ideal as a starter home or holiday house.



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 cozy village house is situated on a peaceful square in a typical village in the heart of the Creuse, surrounded by greenery where you can walk or cycle right from your doorstep. The village has a pharmacy, a small grocery store, and is close to the main road to Aubusson for all your daily shopping needs.

The house offers a welcoming dining room and living room on the ground floor, with an open kitchen that you can renovate to your taste. The windows are double-glazed, and heating is electric, with the option to install a wood stove. The bathroom, with toilet, shower, and sink, is also on the ground floor.

Outside, there is an open area that can be arranged as a terrace, small garden, or cozy courtyard, with an adjoining shed perfect for an outdoor kitchen or creative workshop. Additionally, there is a barn with access via a side path, ideal for storage and wood.

On the first floor, there are three rooms suitable as bedrooms or workspaces, and the spacious attic can be used for storage or converted into additional bedrooms. The attic is spacious but not yet insulated.

This house is perfect as a starter home for a young family or as a charming holiday house with low garden maintenance, located in a quiet yet lively rural environment.

The septic tank is not compliant, but it is functional.

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

LOCAL TAXES

Taxe foncière: 104 EUR

Taxe habitation: EUR

NOTES