

Stone house in lovely quiet location with attached barn, and large garden.



INFORMATION

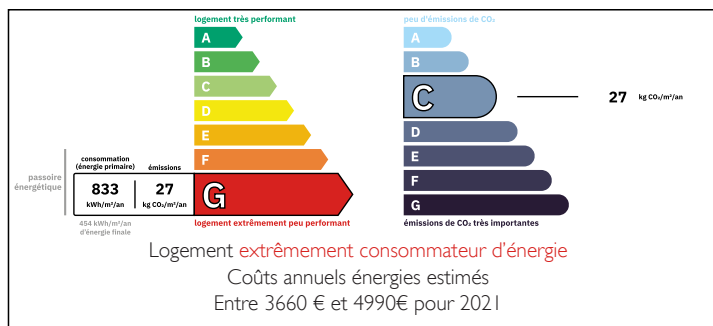
Town:	Augères
Department:	Creuse
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	1900 m2

IN BRIEF

This lovely stone house is set in a quiet hamlet and benefits from a terrace, large garden which is not overlooked, fitted kitchen, two bedrooms, attached barn and double glazing.



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

The main entrance to the house leads directly into a lounge with a woodburner (14m²). A doorway to the right of this room leads into a dining room (12m²) and the kitchen with fitted units (6m²). To the side of the kitchen is a bathroom and WC.

From the lounge, a spiral staircase leads up to the first floor where there is a bedroom (11m² and 6m²), and up to the second floor where there is another small bedroom (6m²).

The total habitable space is 65m² and the total floorspace is 83m².

The house is on a septic tank, which works but does not conform to current standards.

There are good amenities at Bourganeuf and Gueret, both around a 15/20 minute drive away.

A leisure lake is being completed only a few minutes drive from the house.

The large garden includes woodland, it does need some work, but will be a great place to enjoy the tranquility of this location. The area is ideal for walking and swimming and enjoying an outside lifestyle. With very little light pollution it is one of the best areas in Europe for stargazing

LOCAL TAXES

Taxe habitation: EUR

NOTES

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