

Detached 3 bedroom property, situated in the commune of Benevent L'Abbaye 23210 in the Creuse.



## INFORMATION

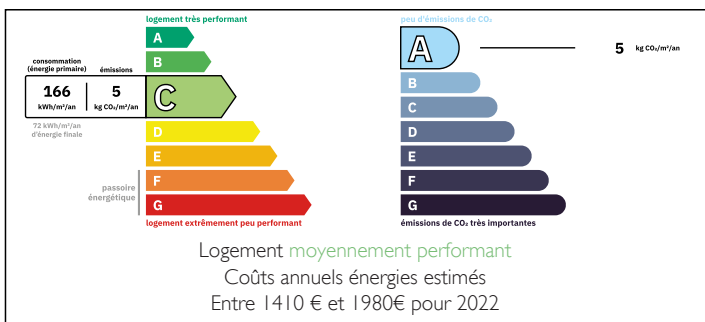
Town:	Bénévent-l'Abbaye
Department:	Creuse
Bed:	3
Bath:	1
Floor:	113.67 m2
Plot Size:	1825 m2

## IN BRIEF

Charming, well-maintained 3-bedroom house, located in a small hamlet with no overlooking neighbors. Set in a peaceful spot at the end of a quiet lane with a private driveway leading up to the property. Just a 5-minute drive from the historic village of Bénévent-l'Abbaye (23210), offering a supermarket, butcher, bakery, pharmacy, restaurant/bar, and other amenities.

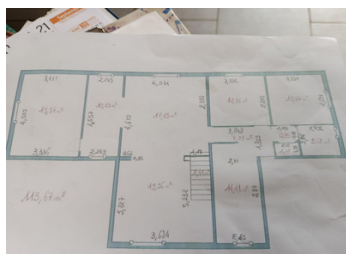
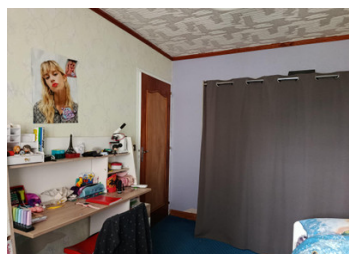


## ENERGY - DPE



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

Detached 3-Bedroom Property in the Creuse Countryside

We are pleased to present this attractive detached house, ideally located in a peaceful hamlet in the heart of the Creuse. Tucked away on a quiet lane with no passing traffic, the property is approached via its own sweeping driveway, offering ample parking for cars and vans. A front terrace provides the perfect spot for al fresco dining, and the house also benefits from an attached garage located beneath the property.

The ground floor comprises a bright and spacious tiled living room with French windows opening onto the terrace, seamlessly flowing into the dining area. To the left, you will find a dedicated office and Bedroom 1. From the dining room, a corridor leads to the fitted kitchen, a family shower room, a separate WC, and two further bedrooms. From here, stairs rise to a mezzanine floor. The main entrance is also accessible from this corridor, opening out onto the terrace.

The gardens surround the property and include an established vegetable plot at the rear, along with generous outdoor space for leisure and relaxation.

The property sits on a plot of 1,825 m<sup>2</sup> with approximately 113.67 m<sup>2</sup> of habitable space.

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