

Stone-built character lock-up-and-leave countryside house on the edge of a calm hamlet

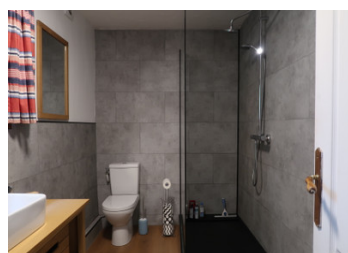


INFORMATION

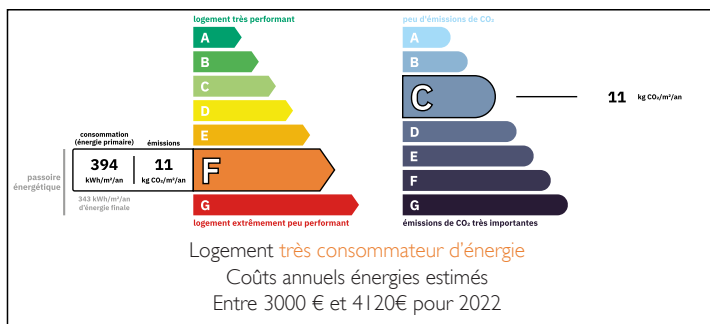
Town:	Saint-Amand-Jartoudeix
Department:	Creuse
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	3805 m2

IN BRIEF

This lock-up-and-leave stone-built house is perfect for a holiday home or for permanent stay. It is located in a very quiet area amidst the forests of the Limousin.

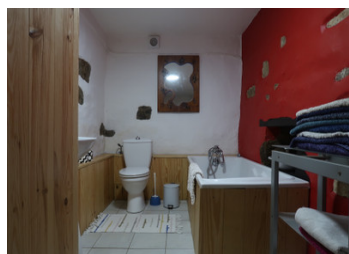


ENERGY - DPE



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

A very charming lock-up-and-leave house, with no direct neighbours, in a quiet location amidst forests and little streams.

The house is built on a cellar. The ground floor offers a big lounge with wood burner, a big well-equipped kitchen with a kitchen stove, a utility room, a bathroom / WC, and a garage.

The first floor offers three bedrooms and a bathroom / WC. Above the utility room you will find a workshop.

The attic is converted and offers space for a fourth bedroom, a games room, or a hobby room.

Attached to the house you find a covered area for parking or to store wood and other items. A patio in the back, accessible from the lounge, offers a great private area to sit and relax.

The land at the back is upward sloping woodland with a few walking trails: low maintenance!

LOCAL TAXES

Taxe foncière: 692 EUR

Taxe habitation: EUR

++ New bathroom ++

++ New wood burners ++

++ Double glazed all around ++

++ Septic tank confirming regulations ++

Ready to move in! Feel free to contact me to go visit!

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

NOTES