

Charming 3 bedroom home with pretty garden in a popular village just 5 minutes from Aubusson



INFORMATION

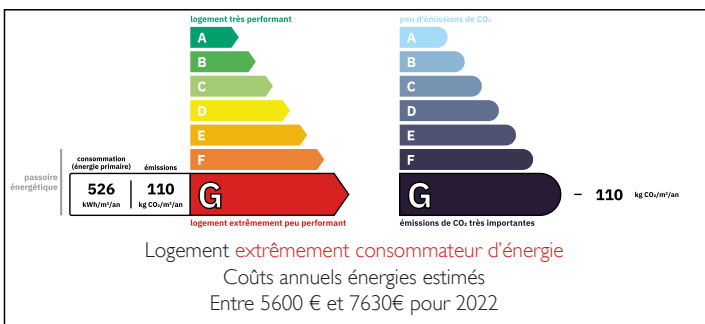
Town:	Blessac
Department:	Creuse
Bed:	3
Bath:	2
Floor:	109 m2
Plot Size:	1797 m2



IN BRIEF

This pretty, detached home with 3 bedrooms and a beautiful garde is situated just 5km from the historic tapestry town of Aubusson with its bars, restaurants, independent shops, supermarkets, theatre, cinema, doctors, dentist, vets, schools, colleges and swimming pool complex. Blessac is a pretty, sought after, rural commune and has a population of around 548 inhabitants. It is known for its natural beauty, including the Tranloup Valley, which is classified as a Type I Natural Area of Ecological, Faunal, and Floral Interest, and features a Neolithic dolmen known as Pierre-la-Fade, which dates back to the Neolithic period.

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

GROUND FLOOR: an entrance hall, a lovely light L-shaped living room (4.7m x 3m)/dining room (6.06m x 4.-m) with French doors that open on to the elevated terrace - on a clear day, you can see as far as Mont Dore - this room also has a fireplace with a wood burner insert, kitchen (3.2m x 2.8m), bedroom 1 (3.7m x 3.7m), bedroom 2, currently used as a study (3.1m x 4.4m), bathroom with bath and wash basin, WC.

BASEMENT: accessible via stairs from the entrance hall, corridor, bedroom 3 (3.04m x x 3.3m), shower room with wash basin, WC, boiler room with large storage cupboards (4.7m x 4.1m), access to a large double garage (6.3m x 9.1m) and through the garage to the garden.

All measurements are approximate.

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

LOCAL TAXES

Taxe foncière: 802 EUR

Taxe habitation: EUR

NOTES