

## Two adjoining houses in lovely market town



## INFORMATION

Town:	Boussac
Department:	Creuse
Bed:	9
Bath:	3
Floor:	300 m2
Plot Size:	2931 m2

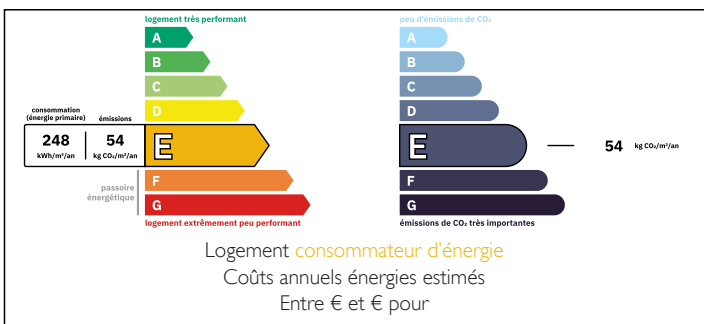
## IN BRIEF

This property is located a short walk from the market square in the pretty town of Boussac. The website for the town is here -<https://www.boussac.fr/>

The house, almost 100 years old, still retains some original features, including an impressive granite fireplace in the living room. It was built at a time when townhouses had high ceilings, wooden staircases and parquet or tiled flooring, much of which has been retained. Although the house needs upgrading, it has the potential to become a lovely home with a rental or additional guest accommodation next door. The two houses are easily separated into independent units.

The property is surrounded by an enclosed and gated south-facing garden with elevated terrace and parking.

## 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

### Main House

Ground floor - entrance hallway; large living/dining room of > 50m<sup>2</sup> with patio doors leading to sun terrace; kitchen; WC and shower room; office; downstairs bedroom and additional room. Stairs leading to cellar.

First floor - on the mid-landing there is a small store room, and non-operational WC; landing; 3 bedrooms and large family bathroom. Access to convertible loft.

### Second House

Ground floor - living room; kitchen with pantry; 4 rooms/bedrooms; 2 shower room; 2 WCs; rear hallway leading to side entrance.

Outside there is a wood store and two other small outbuildings.

The property benefits from town gas and mains drainage.

-----

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

## LOCAL TAXES

**Taxe foncière: 2744 EUR**

**Taxe habitation: EUR**

## NOTES