

Charming, spacious bourgeois house, big garden, outbuilding, seperate apartment, quiet town with amenities



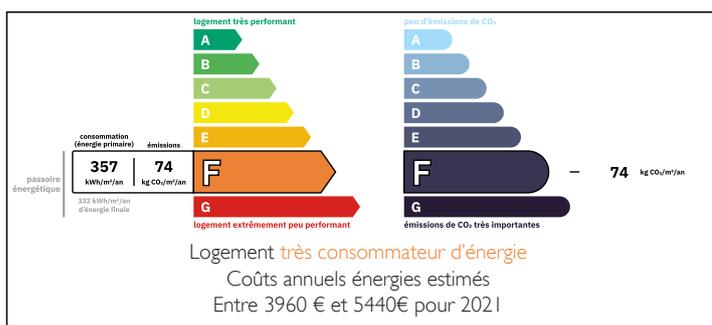
INFORMATION

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|-------------|-----------------|
| Town: | Évaux-les-Bains |
| Department: | Creuse |
| Bed: | 5 |
| Bath: | 4 |
| Floor: | 177 m2 |
| Plot Size: | 1195 m2 |

IN BRIEF

This beautiful, spacious and luminous property full of character contains 4 bedrooms and 2 bathrooms, and a self contained, separate 1 bedroom apartment with its own access, above the garage at the back of the garden. The house and the apartment are immediately habitable. There is a lovely courtyard at the front of the house and a big garden surrounding and at the back of the house. The property is situated in a nice and quiet area in a lovely little town, with all daily amenities and known for its thermal bath, at approx 26 km from Montluçon (nearest train station), 83 km from Clermont-Ferrand (international airport), 132 km from Limoges (international airport), and at approx 90 km from Mont Dore (ski slopes, Puy de Dôme). In the Creuse, 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

Ground floor:

- Hallway
- Living room with woodburner (22 m2)
- Dining room (17 m2)
- Equipped kitchen with door to the garden (16 m2)
- Bathroom (bath, 2 sinks)
- Utility room
- Separate toilet with sink (3 m2)

First floor:

- Bedroom with ensuite bathroom (shower, sink) (27.5 m2)
- Bedroom (22 m2)
- Bedroom (16 m2)
- Bathroom (shower, toilet, sink) (3.5 m2)
- Dressing room (8 m2)

Second floor:

- Bedroom (10 m2)
- Convertible attic

Sous-sol:

- Cellar and boiler room

Heating: Oil central heating and woodburner

Apartment:

- Kitchen/dining room (16.5 m2)
- Living room (11 m2)
- Bedroom with bathroom (shower, toilet, sink) (11 m2)

Heating: electric radiators

The property is connected to mains drainage.

Outbuilding:

- Garage with electric door (3.5 x 12 m)

Information about risks to which this property is

LOCAL TAXES

Taxe foncière: **1897 EUR**

Taxe habitation: **EUR**

NOTES