

Character property with pretty garden in the heart of the beautiful market town of Felletin



INFORMATION

Town:	Felletin
Department:	Creuse
Bed:	2
Bath:	2
Floor:	89 m2
Plot Size:	267 m2

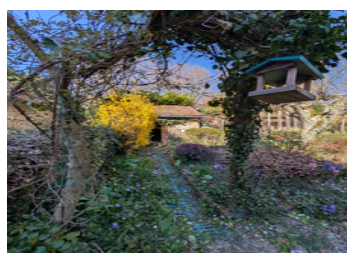
IN BRIEF

Situated in the charming market town of Felletin, this delightful two-bedroom character property perfectly blends traditional charm with exciting potential.

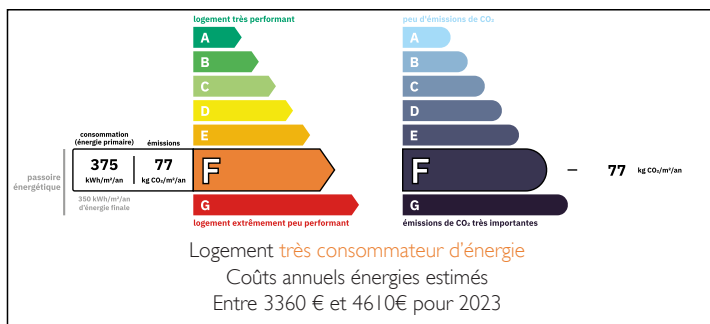
Inside, the home showcases beautiful exposed beams and a warm, inviting atmosphere, offering comfortable living spaces full of character. The existing layout includes two well-proportioned bedrooms, while the large attic presents an excellent opportunity to create additional bedrooms or a spacious studio, subject to any necessary permissions.

Outside, the property truly shines with its enchanting cottage-style garden, complete with a potting shed and greenhouse—ideal for gardening enthusiasts or those seeking a peaceful outdoor retreat.

Conveniently located just a two-minute walk from local shops and restaurants, this home offers both



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: entrance hall, bedroom 1 with ensuite bathroom with WC, access to double garage and garden.

FIRST FLOOR: landing, living room/dining room, kitchen, bedroom 2, shower room with WC

Outside there is a courtyard and off the courtyard is a large outbuilding, which is attached to the house but can currently only be accessed from outside. The pretty, established, cottage garden is reached by steps. It has a potting shed and a greenhouse.

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

LOCAL TAXES

Taxe foncière: 262 EUR

NOTES