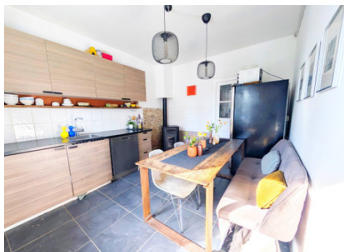


Charming, renovated property with 5 bedrooms in a pretty village just outside the medieval town of Bourgneuf



INFORMATION

Town:	Saint-Dizier-Masbaraud
Department:	Creuse
Bed:	5
Bath:	1
Floor:	165 m2
Plot Size:	231 m2

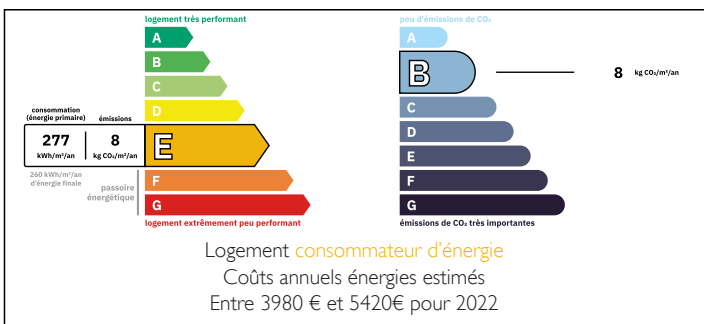


IN BRIEF

This is a charming, beautifully renovated property overlooking a picturesque village green and a medieval church. The village has all the essential shops: a bakery, a chemist, a hairdresser, a post office and a grocery - all within walking distance!

The property is just 12 minutes away from the historical town of Bourgneuf, 30 minutes from La Souterraine (direct train to Paris in 2h 30 minutes) and just 55 minutes away from Limoges with its international airport.

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, stylish kitchen with dining area (3.9m x 3.2m), a bright and sunny living room, which has been split into two distinct sitting areas (6.76m x 3.24m), a small office, a brand new bathroom with Italian shower and separate toilet.

FIRST FLOOR: bedroom 1 (4.2m x 3.4m) with dressing room, bedroom 2 (3.9m x 2.9m), bedroom 3 - currently used as a workspace (3.1m x 3.4m), leading to bedroom 4 (4.13 x 3m)

SECOND FLOOR: the attic has been renovated to create a large/ studio bedroom but could in fact be split in to 2 or 3 extra bedrooms (7m x 8m)

There is a vaulted cellar and a further cellar room, which is used as a laundry.

EXTERIOR: a charming, shaded courtyard - ideal for hot summer days in addition to a fully, enclosed and private garden with countryside views.

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

LOCAL TAXES

Taxe foncière: 470 EUR

Taxe habitation: EUR

NOTES