

Lovely 4 bedroom house with big workshop (80 m2), outbuildings, garden, just outside center of a cozy town



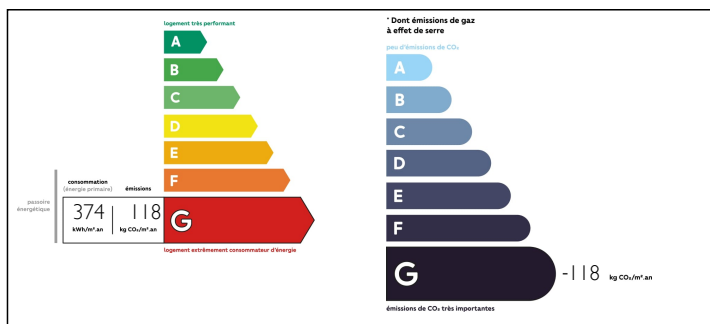
INFORMATION

Town:	Felletin
Department:	Creuse
Bed:	4
Bath:	1
Floor:	100 m2
Plot Size:	524 m2

IN BRIEF

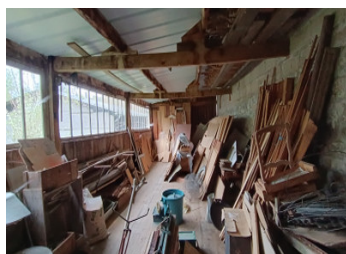
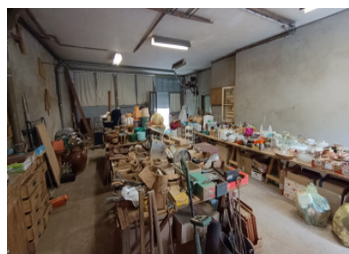
This lovely detached 4 bedroom house has a huge workshop on the ground floor with access to the garden with two outbuildings, and next to it the hallway with stairs to the house on the first floor. From the house there is access to the attached building with a storage room / workshop and a stair down to the boiler room with access to the garden and the cellar. The house is immediately habitable although it needs to be refreshed. It is located just outside the center of a lovely little town, with all daily amenities and a very popular weekly market, in the Parc Naturel de Millevaches. At approx 10 km from 'tapestry town' Aubusson, approx 93 km from both Clermont-Ferrand and Limoges (both with an international airport) approx 77 km from Mont Dore (ski slopes in 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:

- Big workshop (approx 80 m²) with electric shutters and with access to the garden at the rear
- Separate door to hallway with stairs to the first floor

First floor:

- Entrance hall with access to all rooms and the stairs to the attic (approx 17,5 m²)
- Dining room (approx 15,5 m²)
- Kitchen (approx 16 m²)
- 2 bedrooms (14,5 / 14,5 m²)
- Bathroom (bath/shower, sink, approx 5 m²)
- Separate toilet (3 m²)

Attic:

- 2 small bedrooms (11 / 8 m²)
- attic space

Attached extension accessible from the house with a storage space / workshop and a boiler room underneath, with a boiler and oil tank and with access to the garden and the cellar.

Heating: Oil central heating, also for warm water production

Insulation: The roof of the house is insulated, the windows have 'survitrage'

Outbuildings in the garden:

- Workshop (approx 52 m²)
- Hangar (approx 42 m²)

The house is connected to 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: 1545 EUR

NOTES