

\*\*\* Nouveau Prix: 49 100: Pretty stone property, hamlet location. 2 bedrooms, manageable garden, outbuilding.



## INFORMATION

Town:	Moutier-Malcard
Department:	Creuse
Bed:	2
Bath:	1
Floor:	67 m2
Plot Size:	299 m2

## IN BRIEF

Close to the rural, historic, small village of Moutier Malcard, with medieval church, grocery shop, post office/bar restaurant and easy access to the market towns of Aigurande, La Châtre or Guéret, with all amenities expected in a town. The property is also just outside the area of the 3-lakes, with its beaches, fresh-water swimming, and beach bar/restaurants, along with lots of other outside leisure activities, walking, cycling, golf and horse riding.



## 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.



## LOCAL TAXES

**Taxe foncière: 320 EUR**

## NOTES

## DESCRIPTION

This compact rural home has been modernised to give more modern comforts to this small stone cottage. The property and roof are in good condition. The septic tank does not conform to current standards.

It has a modern pellet-burner set into the fireplace but also has a heat pump offering warmth in winter and air-conditioning in summer.

The main living area is one large room with corner kitchen, lounge and dining area. There are also two bedrooms, one of which has direct access into the shower room. There is a separate WC.

Above the downstairs rooms is a large attic space which could be developed to create further living space and bathroom.

Outside a smaller, easy to maintain garden, with a stone outbuilding for storage or use as a summer kitchen or workshop.

An ideal holiday property, easy to lock up and leave, in a lovely rural location but close to amenities and facilities

More details, photos available.

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