

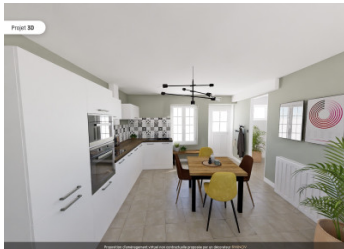
Fabulous price and location for this stone house, habitable but in need of TLC, large garden, room to expand.

EXCLUSIVE



INFORMATION

Town:	Bétête
Department:	Creuse
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	1229 m2



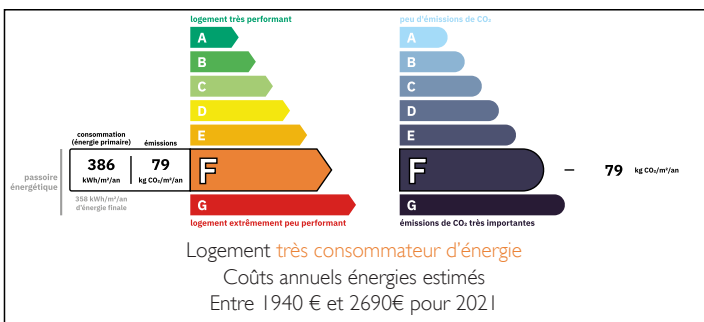
IN BRIEF

Set in the heart of rural France, with easy access to the area of the 3 lakes, and the medieval town of Bousac, with most amenities including its historic castle, the town square with bars, shops and restaurants, medical centre, banks, two supermarkets and farmers' market on a Thursday

There are also many smaller villages dotted about for local produce, the bakers and farm shops.

The countryside here is exceptional, with large vistas, rolling hills, fields, valleys, rivers and lakes.

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

Access to the house is via a very pretty, small country lane which only serves 4 other properties, only one of which is a permanent residence.

The house currently has one large living room which has a feature fireplace and wood burner. New central heating radiators have been fitted, but are not yet connected. There is a new staircase fitted, leading up to the attic area which could create a further 2 bedrooms and bathroom and there are windows already in the attic area.

The kitchen is of a good size and there is a separate glazed-door and window, making the area quite light. There is a false ceiling hiding what is sure to be a continuation of the original beams. There is a cupboard under the stairs in the kitchen and the stairs lead to 2 relatively good-sized bedrooms which are clean and have parquet floors. PICTURE 4 SHOWS WHAT COULD BE DONE WITH THE KITCHEN !!

The kitchen also has access directly to the garage which is at the side of the house. From the kitchen door, there is a fantastic private terrace which would look great with a few flower pots and a bit of a spruce up.

The land to the side is of an excellent size with 2 further outbuildings, which if not required could be dismantled to increase the useable space in the garden.

A very pretty property offered at a price to sell. More details and photos available from the agent.

Information about...

LOCAL TAXES

Taxe foncière:	350 EUR
Taxe habitation:	EUR

NOTES