

Ref: A30527LV23 Price: 104 500 EUR

agency fees included: 10 % TTC to be paid by the buyer (95 000 EUR without fees)

Lovely house, with 3 bedrooms, garden, garage. Immediately habitable. In small village near Crocq.



INFORMATION

Town: Saint-Agnant-près-Crocq

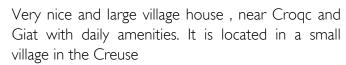
Department: Creuse

Bed: 3

Bath: 2

Floor: | | 110 m2 | Plot Size: | | 1241 m2





On the ground floor is the large cellar, with part of the old bread oven and a cave.

A small staircase outside leads to the first floor with kitchen, dining room and living room and in hallway there is a toilet and small bathroom. There is also a small conservatory next to the living room with French doors to the terrace.

Upstairs there are three bedrooms and also plenty of storage space. Also upstairs a bathroom with shower/bath and toilet. It has a large garden with a garage.

Owner will leave it furnished





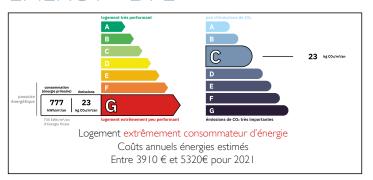








ENERGY - DPE



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.



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LOCAL TAXES

Taxe foncière: 604 EUR

Taxe habitation: EUR

DESCRIPTION

Nice large (family) house with lots of possibilities.

Kitchen 15 m^2 (dining) room 15 m^2 living room with conservatory 36 m^2

Upper floor: Room (1) 13 m² Room (2) 10 m² room (3) 15 m² Bathroom 5 m²

Basement 70 m² Cave 10 m² Garage 14 m²

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

NOTES