

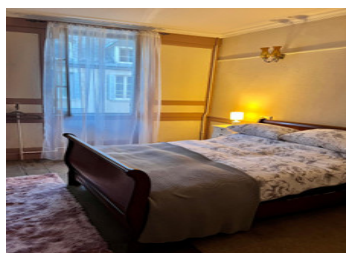
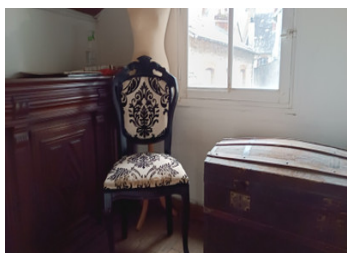
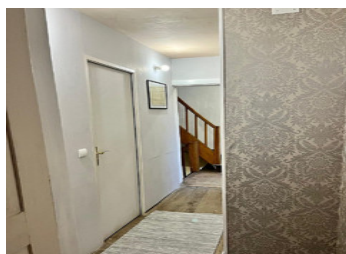
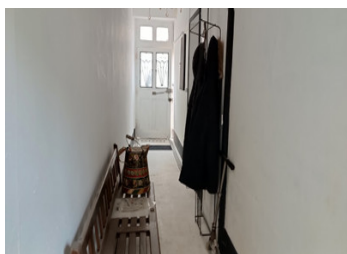
This mid-terraced three-bedroom property is habitable and features a large walled garden at the rear.

EXCLUSIVE



## INFORMATION

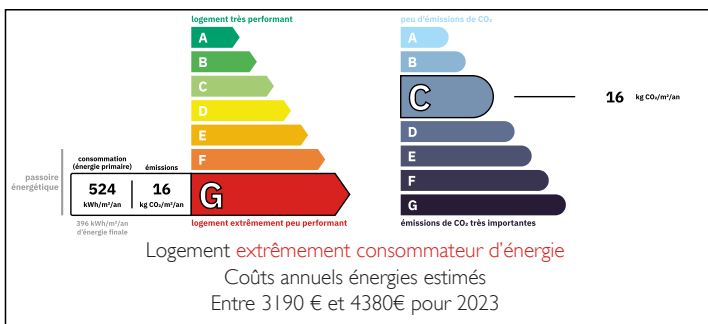
Town:	Bénévent-l'Abbaye
Department:	Creuse
Bed:	3
Bath:	3
Floor:	120 m <sup>2</sup>
Plot Size:	600 m <sup>2</sup>



## IN BRIEF

This mid-terraced property, presented in good condition, is located in the charming historical village of Bénévent-l'Abbaye in Creuse department 23. It is ideal as a convenient lock-up-and-go or as a delightful family home.

## 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

This spacious three-bedroom townhouse boasts an exceptionally large garden courtyard and is conveniently located within walking distance of a charming historical village. The village offers all necessary amenities, including a supermarket, butcher, baker, flower shop, and more.

Upon entering the bright and welcoming front entrance, you are led into the lounge with direct access to the kitchen and dining room. A vestibule with a door opens to the rear courtyard garden, and stairs ascend to the first floor, which houses two bedrooms, a shower room and toilet. Additional stairs lead to the third bedroom, family bathroom and shower room and toilet followed by stairs to the expansive loft, which offers potential for conversion into additional living space.

The property features an unusually large walled garden for a terraced house, which captures plenty of sunlight. At the bottom of the large courtyard, there is a smaller plot perfect for a vegetable garden.

Should you require more information, please feel free to reach out to me

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

## LOCAL TAXES

**Taxe foncière: 700 EUR**

## NOTES