

Lovely renovated 2 bedroom riverside property, veranda, large garden, secluded position, close to Felletin

EXCLUSIVE

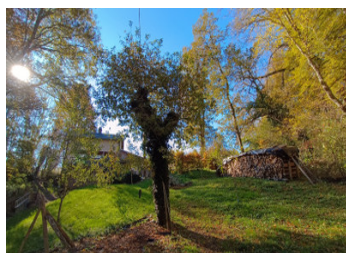
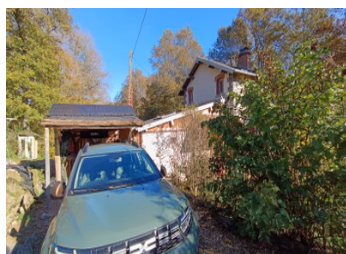


INFORMATION

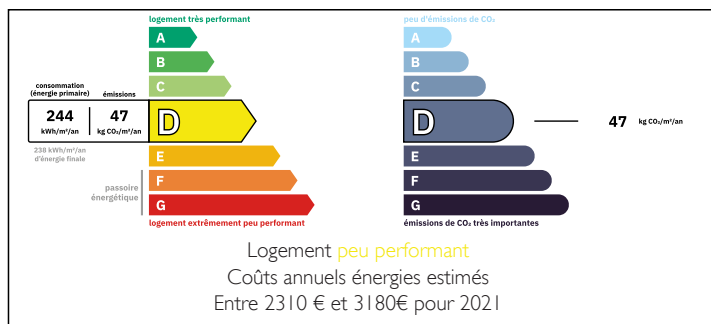
Town:	Croze
Department:	Creuse
Bed:	2
Bath:	2
Floor:	90 m2
Plot Size:	1273 m2

IN BRIEF

This lovely old railway cottage has been entirely renovated and is immediately habitable. It is located in a very quiet and idyllic hamlet, without any close neighbors, bordering the Creuse river. The veranda (17.5 m2) gives access to a wooden terrace with a staircase to the garden of a total of 1273 m2. A second bathroom with toilet has been built on the ground floor, and there is a carport attached to the house with 4 solar panels on the roof. This lovely property is situated at approx 6 km to the lovely market town Felletin with all daily amenities, bigger town Ussel is at approx 40 km, and both Limoges and Clermont-Ferrand (international airports) are at approx 95 km. 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:

- Entrance hall with little bathroom (shower, sink, toilet) (6 m2)
- Second bathroom (bath, sink, toilet) (10 m2)
- Living / dining / kitchen with wood burner (33 m2)
- Veranda with access to wooden outside terrace (17.5 m2)

First floor:

- Landing
- 2 bedrooms with velux windows (14, 9 m2)

Heating: Gas central heating and wood burner

Insulation: All windows are double glazed, outside walls and roof are insulated

The house is connected to a septic tank (not 'aux normes')

Outbuildings:

- Attached carport with solar panels (17 m2)
- 2 storage spaces under the veranda and terrace
- Wooden garden shed

LOCAL TAXES

Taxe foncière: 467 EUR

Taxe habitation: EUR

NOTES

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