

Habitable 3 bedroom country house with gardens, situated in a quiet village.

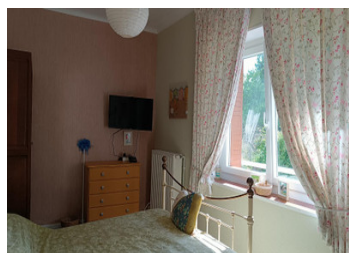
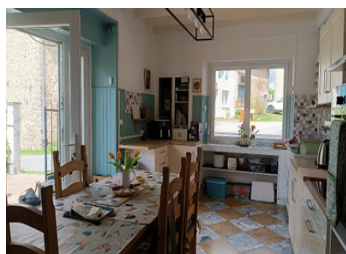


INFORMATION

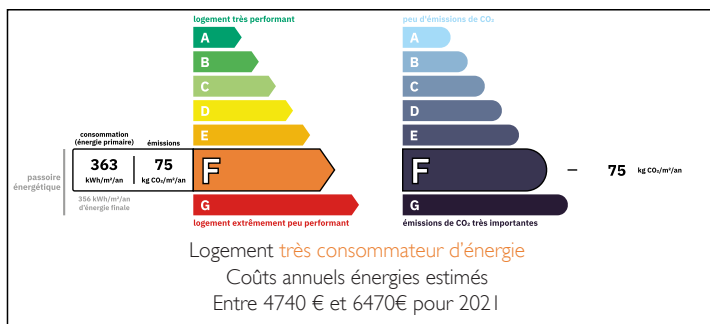
Town:	Saint-Hilaire-la-Plaine
Department:	Creuse
Bed:	3
Bath:	3
Floor:	110 m2
Plot Size:	1500 m2

IN BRIEF

A residential house comprising on the ground floor: hallway, kitchen, terrace, lounge with fireplace, a bedroom with shower and toilet, small boiler room, staircase. 1st floor: landing, corridor, 3 bedrooms, including two with toilet cubicle, bathroom. Courtyard/garden.

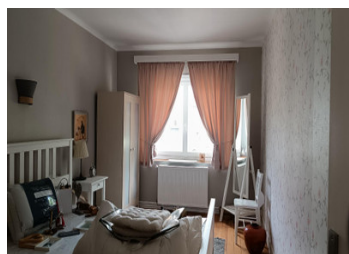
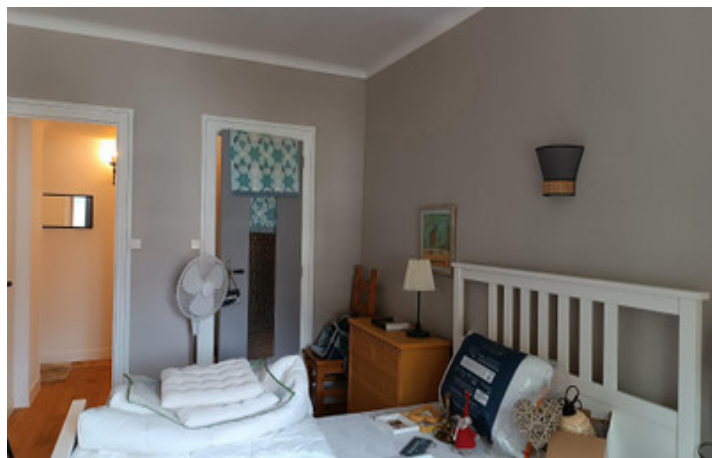


ENERGY - DPE



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

Beautifully presented habitable house comprising; entrance into hallway with an access to the boiler room, utility, one ground floor bedroom with an en suite shower room.

From here there is access to a lovely bright and airy kitchen/dining room with double French windows leading to a terrace and access leading to a large bright lounge boasting a wood burner.

Returning back to the entrance hallway there are nicely polished hardwood stairs leading to

Bedroom 1 with an en suite bathroom and balcony.

Bedroom 2 with an en suite shower room.

Bedroom 3 with a closet with bidet and wash hand basin.

Access to the loft area.

All the downstairs flooring is marble.
All the upstairs flooring is of polished wood.

From the kitchen/dining room there are French windows leading to a terraced area there is a pergola which leads to a side garden. The rear garden is also accessed from the terrace.

The garden is very pretty and maintained as is the house, boasting double glazed windows throughout, installed within the last 3 years.

If you would like to have a visit you will not be disappointed.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES