LEGGETT IMMOBILIER INTERNATIONAL

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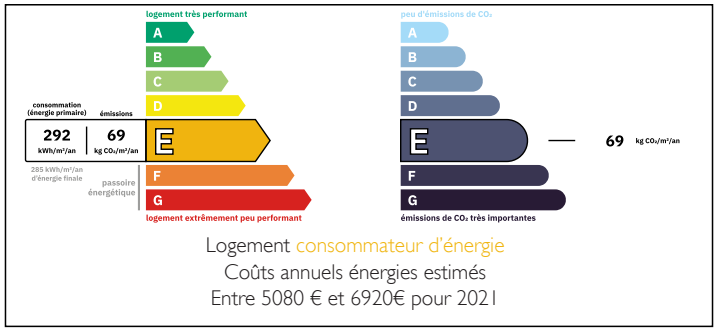
Ref: A41029MKE23 Price: 161 320 EUR

agency fees included: 9 % TTC to be paid by the buyer (148 000 EUR without fees)

BEAUTIFULLY PRESENTED, TWO ATTACHED PROPERTIES, LAND, NEW SEPTIC TANK. INCOME POTENTIAL

ENERGY - DPE



INFORMATION

Town:	La Celle-Dunoise
Department:	Creuse
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	2018 m2

IN BRIEF

Situated close to the vibrant, pretty village of La Celle Dunoise, this beautifully presented, two for the price of one property has been lovingly renovated, combining character and modern comfort.

In 2024, a new septic tank was installed and connected to both properties, ensuring full compliance and peace of mind for the new owners.

The property also enjoys easy access to the nearby town of Aigurande, known for its traditional Friday farmers' market and welcoming atmosphere.

Close by, the Three-Lakes area offers superb leisure opportunities: freshwater swimming with lifeguards in summer, water sports, beachside bars and restaurants, and even a zip-wire water-skiing centre just 20 minutes away. Golf enthusiasts will also appreciate that one of France's finest courses is located within a similar distance.

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:	**736 EUR**
Taxe habitation:	**EUR**

NOTES

DESCRIPTION

Situated close to the vibrant and picturesque village of La Celle Dunoise, this delightful property offers two beautifully presented stone houses, perfect for extended family living, holiday rentals, or a home-and-income opportunity — all set in a peaceful hamlet with lovely open views.

The first house features a spacious and welcoming living room, feature fireplace, and wood-burning stove, creating a cosy atmosphere. The modern fitted kitchen with a dining area, includes a convenient pantry, while a ground-floor shower room with WC and a practical veranda/boot room complete this level.
Upstairs, there are two comfortable double bedrooms and an attic space providing useful additional storage.
Outside, a terrace opens onto the garden, offering a peaceful setting to relax and enjoy the beautiful open countryside views.

Next door, the second property, being sold furnished, provides another family-sized lounge and dining area with feature fireplace and wood burner, a bright, modern kitchen, a ground-floor WC, and an entrance hall leading directly upstairs.
The upper floor offers two double bedrooms (one requiring only light finishing touches) and a contemporary shower room with WC.

To the front, a courtyard provides ample parking space, along with a garage and a large barn for storage or further development potential. Part of the barn has been cleverly converted into a bar, creating a fun and social space for entertaining friends and family.

This versatile property offers a rare opportunity to own two beautifully presented homes with charm, comfort, and full of character, offering an ideal lifestyle opportunity — perfect...