

Detached 3 bedroom property, situated in the village of Marsac in the Creuse.



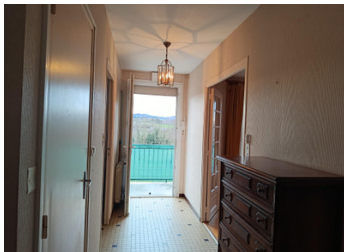
## INFORMATION

Town:	Marsac
Department:	Creuse
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	717 m2

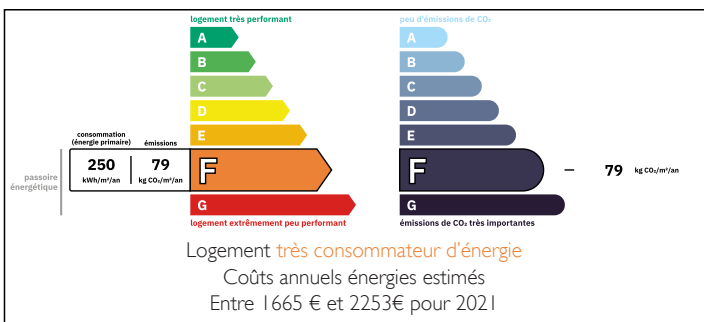
## IN BRIEF

Habitable 3 bedroom property, situated in walking distance of the village of Marsac in the Creuse 23210

The village has a bar, shop, chemist, Drs, post office, school and lots more, it is also close to a train station.



## 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.



## LOCAL TAXES

**Taxe foncière: 1026 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Habitable houses: comprising Steps up to entrance, to the right access to kitchen and to the left access to the lounge/dining room and one bedroom. Returning to the entrance access to a further 2 bedrooms and a shower room with a separate toilet.

Here you will also find the access to a loft ladder and door leading to the garage, large enough for 2 cars, there is also a small workshop and boiler room on this floor.

Exterior there is ample parking at the front and access doors to the garage. Property is surrounded by garden's and established vegetable area also offering a terrace at the rear of the property and is fully enclosed. The property offers partially double glazed windows and the property is connected to mains drains of the commune.

The property is in walking distance of a little village with basic amenities, bar/tabac, restaurant, Drs, Chemist and a little shop.

There is also a train station, open air swimming pool, close by is a fishing lake, lots of walks and cycle routes.

If you would like to ask more questions or book a visit please do not hesitate to contact 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>