

Charming three bedroom cottage

EXCLUSIVE



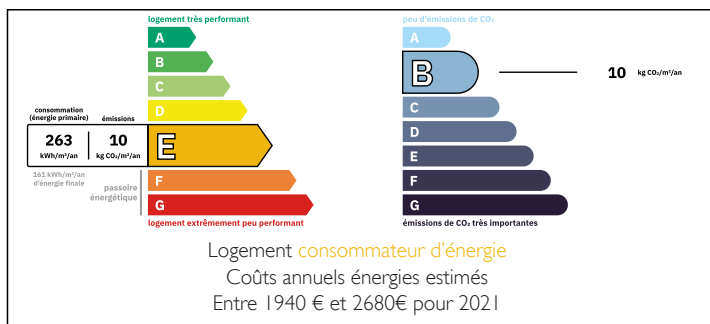
INFORMATION

Town:	Saint-Sébastien
Department:	Creuse
Bed:	3
Bath:	1
Floor:	90 m ²
Plot Size:	400 m ²

IN BRIEF

Character cottage situated in a lively little village with some amenities.

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 property comprises of:

Front door into entrance area with storage room to the left hand side. Fitted kitchen with tiled floor, floor units and a back door leading out to the back garden.

To the right of the front door is the dual aspect lounge/diner with its wood burning stove and huge floor to ceiling double glazed doors to the garden which makes it appear that the outside is coming in. Upstairs there are three good size bedrooms, the largest of which has an aspect to the rear. The other two are at the front of the property. A large family bathroom/shower room (with space and plumbing for a bath), also housing the washing machine and dryer, is situated at the back of the property.

The village itself offers a range of amenities including a doctor, dentist, school, pharmacy, mini-market, bank, and post office. The village also benefits from a train station with high speed connections to Paris. The town of La Souterraine, with further amenities and another train station, is approximately 21 km away, while Limoges, with its international airport, is around 75 km from the property. The little town of Eguzon with its good size supermarket and local shops and restaurants is just 6.5 kms. There is a large leisure lake near by offering swimming and fishing from its man made beach. There are also a variety of restaurants around the lake. A comfortable house fit for primary or secondary residence in...

LOCAL TAXES

Taxe foncière: 700 EUR

NOTES