

Spacious four bedroom house and garden within walking distance to all amenities in a lovely village setting.



## INFORMATION

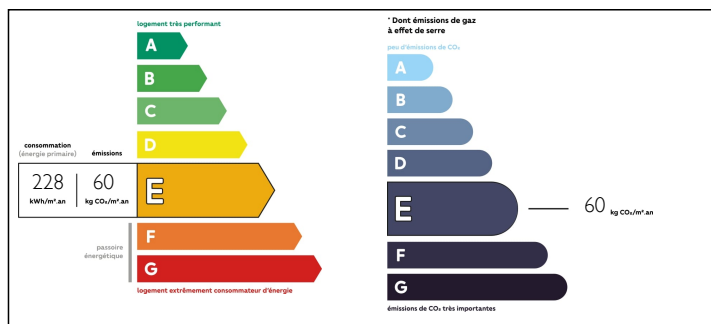
|             |        |
|-------------|--------|
| Town:       | Fursac |
| Department: | Creuse |
| Bed:        | 3      |
| Bath:       | 1      |
| Floor:      | 110 m2 |
| Plot Size:  | 495 m2 |

## IN BRIEF

Sitting in the centre of the village opposite the church and next to the river, this is a beautiful setting for this mid-terrace house with all the village life close by. With a good community spirit, and events happening throughout the year, you have the opportunity to integrate into your French life without too much effort.



## 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

Enter directly into the spacious salon of 24m<sup>2</sup>, leading through to the dining room of 11m<sup>2</sup>, and onto the fitted kitchen of 18m<sup>2</sup> with a large pantry room of 11.5m<sup>2</sup>. There is also a ground floor washroom with WC and basin.

On the first floor are two bedrooms, 19m<sup>2</sup> and 10m<sup>2</sup>, one with built-in storage cupboards and fireplace. A family bathroom with shower cubicle, basin and WC.

On the second floor is a large bedroom of 23m<sup>2</sup> and a room with built-in cupboards 8m<sup>2</sup>, an ideal dressing room but could be an en suite bathroom.

There is an attic space accessed by pull down ladders, and this could be renovated .

The house is in a habitable state, and is ready to move into, though it will need refreshing and decorating throughout and updating in areas. The roof is in good condition, there is gas central heating, the electrics are in good order. It is connected to the mains drains

The garden to the rear is mostly grassed, with a small outbuilding and a hangar for storage, there is room for private parking, and with lockable gates.

The market town of La Souterraine is 10kms drive, with lots more amenities, including boutiques, café bars, restaurants and the station with trains to Paris, Limoges and Toulouse..

The nearest airport is Limoges, 50kms drive, with daily UK flights.

For more information on this property, please contact me.

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Information about risks to which this property is exposed is available on the Géorisques website...

## NOTES