



*Agence le Prince Noir*

House - 129 m<sup>2</sup>

SAINT-BENOÎT-DU-SAULT

HAI

Price: €81 000 \*

Honorary Award Excluded: €75 000

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Detached townhouse with garden in the beautiful town of St Benoit du Sault (officially one of France's 'most beautiful towns') where there is a supermarket and lots of shops and services. 25 minutes away by car is the picturesque town of Argenton sur Creuse with much larger shops and services as well as a train station with a direct line to Paris. In an hour, you can be at the International Airport of Limoges with daily flights to regional UK airports. The "maison de maitre" style house oozes character, & is set out on three floors. The ground floor has a fitted kitchen, a dining room & a spacious living room with a fireplace. The hallway runs down the middle, from front to back. The first floor has two large bedrooms, one has an en-suite bathroom, the other a shower room, both with a toilet. The second floor, which has been largely modernised, features two bedrooms, and a third smaller room. It sits on a plot of approximately 690m<sup>2</sup>, with an above ground pool & a large lawn area, with a small outbuilding. The house is connected to mains drainage. Note: We include the agency fees on the advertised price as in accordance with French Law. We update our website advertising daily and remove properties that we know are under offer or sold. If we are still advertising a property, it is, to the best of our knowledge, still available for sale. We try to include All of the general information we have regarding each property in the write-up so please try to avoid a generic "more information please" e-mail to us. However, if you have any specific questions you would like answered please don't hesitate to contact us and we'll do our best to answer them for

you!

# LE BIEN EN DETAIL

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Reference : PN20199  
Town : Saint-Benoît-du-Sault  
Transaction : Sales  
Type of property : House  
Price including charges : €81 000  
Surface : 129 m<sup>2</sup>  
Floors : 3

Number of rooms : 8  
Number of bedrooms : 4  
Bathroom : 1  
Shower room : 1  
Kitchen : Fitted



## DIAGNOSTICS DPE - GES

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## LE BIEN EN PHOTOS







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