



Detached house in a sought after village, with absolutely stunning views over the river.

76 650 €

80 sqm

4 rooms

La Celle-Dunoise Dun le Palestel



Surface	80.00 sqm
Livingroom	17 sqm
Plot size	258 sqm
Rooms	4
Bedroom	3
Levels	2
General condition	In good condition
Sanitation	Mains drainage
Energy performance	Effectué
Energy consumption	G
Greenhouse emissions	G

Reference 898 Detached house in a sought after village, with absolutely stunning views over the river.

Accommodation size : 80 m<sup>2</sup>

Bedrooms : 3

Land : 258 m<sup>2</sup>

This house is ready to move in. It just needs to be modernized, with a new decoration, up to date.

The walls and roofs are very good, and it is connected to mains drainage. There's an attached garage for the car.

Oil fired central heating (the boiler is about 20 years old).

Accommodation over 2 levels, but it could be lived in on groundfloor only.

There's an entrance hall, a 11 m<sup>2</sup> tiled kitchen, a 17 m<sup>2</sup> dining room, tiled, with French windows to the patio overlooking the river, a bathroom with wc, 2 bedrooms with parquet floor, 11 and 11.5 m<sup>2</sup>.

Upstairs, a corridor, a wc, a 14.5 m<sup>2</sup> bedroom. There's an attic, and also a floor over the garage, about 31 m<sup>2</sup>, which could enlarge the house.

A staircase goes from the patio to the garden. There's an outside sink under it, and also access to the heating room and a cellar.

The river is just a few meters away, and there's a path just next to the house.

In the village, you'll find a school, 3 doctors, nurses, 2 bars/restaurants, where to eat and listen to live music in summer, next to the river.

A real opportunity not to be missed.

Mandate N° 898. Price including 9.5% TTC agency fees to be paid by the buyer. Price excluding agency fees 70 000 €. Our fees : <http://www.immo-creuse-berry.com/honoraires>



**Attegia immobilier**  
1 Place St Pierre  
23270 Châtelus-Malvaleix  
[www.immo-creuse-berry.com](http://www.immo-creuse-berry.com)  
[infos@immo-creuse.com](mailto:infos@immo-creuse.com)  
05 87 56 11 80



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