

Property for Sale by Owner in France

PFSBO/Customer 453

3 Bedroom House Bénévent L'Abbaye, Creuse (23)



This solidly built house located on the edge of town with breath taking views, a five-minute walk to Carrefour, walking distance to all facilities.

The property was completely rewired and decorated five years ago, it benefits from double-glazing throughout.

The oil central heating throughout and all downstairs windows have electric shutters.

Large cast iron radiators in all rooms.

Telephone connections are installed both in the dining room and the small bedroom.

There is Broadband ADSL available. For television viewing, there is a French aerial to receive French television and a Satellite dish to receive English television.

GROUND FLOOR

Kitchen: Benefits from a new electric fan assisted oven, gas hob completely furnished with kitchen cabinets.

Lounge: Bright and cheerful lounge laid to oak parquet flooring with a rose marble fire place, which can be used as alternative heating for the room. The thick granite walls sustain the heat in the winter, cool in the summer months.

Dining room: Bright and pleasant dining room laid to oak parquet flooring, overlooking the garden. Ideal spot for bird lovers to watch the various visitors that visit the garden.

Shower Room: A new shower and vanity sink unit installed four years ago.

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Toilet: There is a small downstairs toilet

FIRST FLOOR

Master bedroom: This bright large bedroom with grey marble fireplace. Oak laid parquet flooring large tall windows that look out to the beautiful views.

Washroom: Ceramic tiled flooring with large sink and vanity unit and toilet.

Bedroom Two: Large bright bedroom overlooking the views of the countryside, oak parquet flooring, a grey marble fireplace features the centre of this room.

Bedroom Three: This is a smaller bedroom with oak parquet flooring overlooks the rear garden, this room benefits from electric shutters.

Attic: Large attic with oak parquet flooring ready to convert to another bedroom or study.

GARDEN LEVEL

Utility Room: Stairs leading from the passageway ground level. Facilities for washing machine connection is available with sink unit.

There is also a summer kitchen here complete with kitchen cabinets.

Next door to the utility room is the cave to store all your wine.

A large door from the utility room leads out into the garden and the barbeque area.

The garden is mainly laid to lawn with flowerbeds to the front of the garden; it also has its own well.

Garage: Large double gates lead to a large garage, which houses the boiler with plenty of space to park your car and to use it as a workshop. The oil tank located directly outside the garage hold approx 2000 litres of oil.

Location: The property is ideally located to all facilities, Carrefour is a five minute walk, a garage and control technique are all within walking distance of no more than 7 minutes.

In the town itself is another small supermarket, a pharmacy, coffee bar, tabac, butchers, bakers, antique furniture shop, café, gift shop newsagent and of course an English pub serving English beer, not forgetting the beautiful Abbaye and the wonderful views that overlook the valley.

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Bénévent is an up and coming little town with surrounding beauty, wonderful walks to be enjoyed. The town has two banks, post office, surgery (charming English speaking doctor), Vets and Dentist.

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