

Lovely 3 bedroom, renovated village house with a garden.

EXCLUSIVE

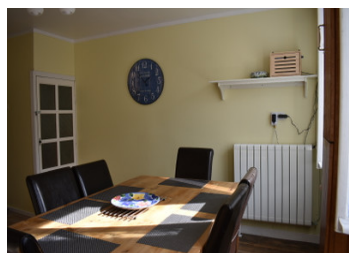


INFORMATION

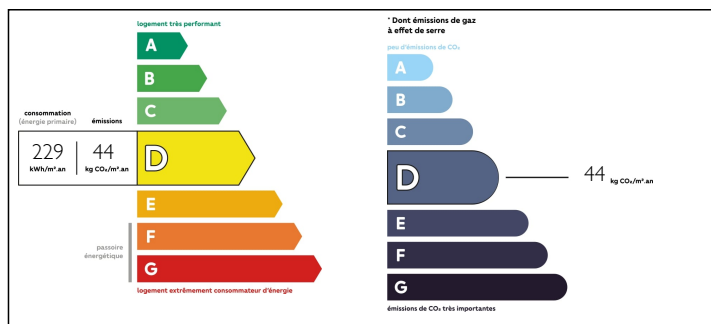
Town:	Chéniers
Department:	Creuse
Bed:	3
Bath:	2
Floor:	129.8 m2
Plot Size:	392 m2

IN BRIEF

This pretty, terraced cottage type property is situated in a lovely Creusoise village within an easy drive to a larger market town with amenities. Just 13kms to the good size market town of Aigurande and 91kms to Limoges with its airport. No work to do, just move in and enjoy. It is currently used as a very popular Air B&B.



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.



LOCAL TAXES

Taxe foncière: 131 EUR

NOTES

DESCRIPTION

The house is completely renovated and is double glazed and centrally heated throughout. It is positioned close to a local restaurant/ bar (not late opening) and a very short walk to the little grocery store / bakers.

Entrance hall leading onto a a good size utility room and then a bathroom with bath, basin and W.C. Also off the hall is the large kitchen / diner. The dining end has lots of windows to the front allowing in lots of light. The kitchen is fully fitted and makes good use of space. Through from here is the cosy lounge with its wood burning stove, tiled floor, window to the back and door into garden. Also off this room is a handy work/storage area

The staircase comes up from the kitchen to the first floor landing area off which you have three large, bright, airy bedrooms, two at the front and one at the back. There is also a family shower room with W.C to accommodate these bedrooms.

From the landing area is another staircase leading to the attic area.

At the back of the house is a courtyard type garden, plenty big enough for outside dining and BBQ. Some steps lead to a garden gate. Through this gate, just a 30 second walk is the larger non attached garden area.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>