

A stunning 5 bedroom, 3 bathroom, eco friendly, beautifully renovated property in a peaceful setting with income potential only 20km from Aubusson and just over an hour...



INFORMATION

Town:	CHAVANAT
Department:	Creuse
Bed:	5
Bath:	3
Floor:	238 m2
Plot Size:	8027 m2

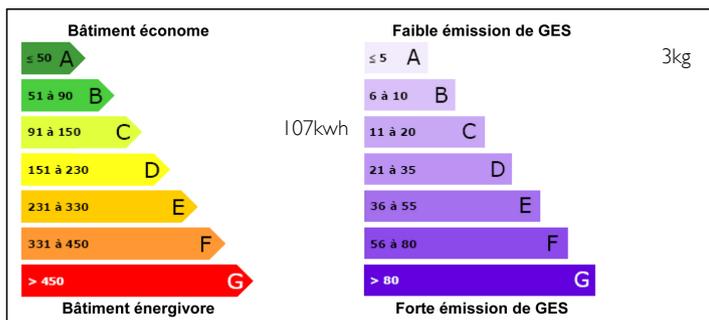


IN BRIEF

A perfect family home with income potential with 5 bedrooms, 3 bathrooms, two lounges, a magnificent kitchen and beautiful manageable garden with woodland walks. A wonderful opportunity to live the dream!



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

Set in a lovely mature garden with pathway through the woods this is a beautiful 'L' shaped property.

The main house has a gorgeous fitted 'John Lewis' kitchen (27m²) with breakfast bar and an open plan lounge/diner (56m²) with wood burner.

Upstairs in the main house are three bedrooms (18, 14 & 9m²), one of which is currently used as a gym and a family bathroom (10m²).

In the other part of the house there is also a second lounge/snug (32m²) with a second wood burner, a bedroom with ensuite shower and wc (20m²) and an additional wc.

Upstairs there is a mezzanine/office area (21m²) and a wonderful bedroom with ensuite bathroom (30m²)

Outside is a relaxing garden with lawned areas and woodland walks to the summer house.

Under the house is a cellar where you will find one of the two hot water tanks.

The house is fully double glazed and insulated and benefits from a 'state of the art' Air transfer heating system which is all very economical and ecological. The entire running cost for the electric heating/water last year all together was 1300 euros. There is also a well in the garden, a double garage (56m²) and a large 'shed' (26m²).

Local amenities are available in St Hilaire-le-Chateau 6Km away where you will find a 'corner shop' and a restaurant/bar.

More facilities can be found in Valliere (9km). All the amenities you will need are available in Aubusson (20km), Bourganeuf (20km) and Gueret (30km). Limoges with its international airport...

LOCAL TAXES

Taxe foncière: 754 EUR

NOTES