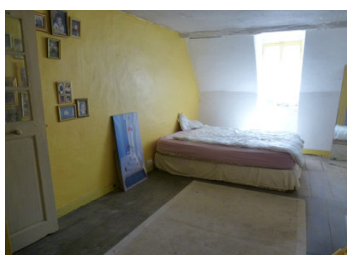


## Two bedroom terraced cottage in need of renovation

EXCLUSIVE



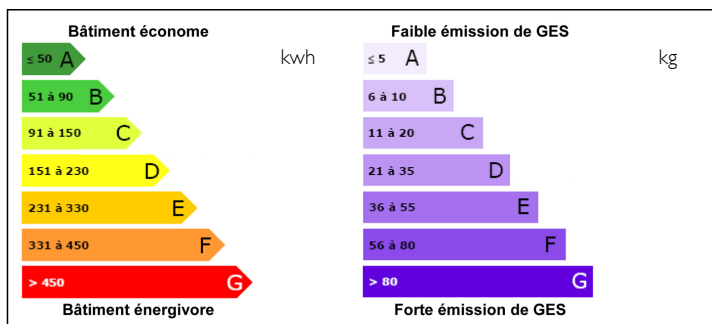
## INFORMATION

Town:	Chéniers
Department:	Creuse
Bed:	2
Bath:	1
Floor:	58 m2
Plot Size:	123 m2

## IN BRIEF

This cute cottage is in need of renovation. It does however have the huge advantage of being on mains drains. Situated in a charming village. Outside there is a courtyard garden with some outbuildings, one of which used to house a bread oven. When renovated/refreshed, this characterful cottage will be a great property.

## 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

Ground floor. Front door leading into entrance hall. There is a good size sitting room with fireplace a dining room, kitchen with some units and a sink, W.C. There is also a door leading out to the back.

On the first floor, there are two large bedrooms, one of which is reached via the other, as is the bathroom. The bathroom does have new W.C, shower, bath and hand basin but the ceiling plaster has come down.

Outside there is a courtyard garden with some outbuildings, one of which used to house a bread oven.

When renovated, this characterful cottage will be a great property.

Situated in a small village with a shop, bar/restaurant, all within walking distance, between two pretty little market towns, Aigurande which is 12.5kms approx and Bonnat which is approx 12 kms.

A project which could give you a lovely cottage style property

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

## LOCAL TAXES

**Taxe foncière: 256 EUR**

## NOTES