LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A30809DLO23 Price: 84 700 EUR

agency fees to be paid by the seller

Nicely presented property situated in a quiet village with a shop/bar/cafe and lake close by.















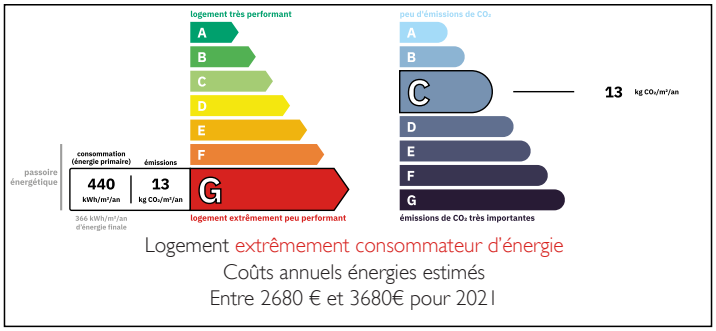
INFORMATION

Town:	Châtelus-le-Marcheix
Department:	Creuse
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	596 m2

IN BRIEF

Nestled in a charming village, this well-presented three-bedroom cottage is within walking distance of a quaint shop/bar/cafe and a picturesque lake where swimming, canoeing, and fishing are available. Numerous delightful walking and cycling routes are immediately accessible. The nearest airport, Limoges, is approximately less than an hour's drive away.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2680 € et 3680€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**316 EUR**
Taxe habitation:	**215 EUR**

NOTES

DESCRIPTION

Charming 3-Bedroom Country Cottage with Garden, Pool & Income Potential – Ideal Holiday Home or Permanent Residence

Nestled in a quiet rural setting, this well-presented 3-bedroom country cottage is full of warmth and character, offering the perfect blend of traditional features and modern comforts. With an enclosed garden, versatile living spaces, and the potential for rental income, this property is ideally suited for a holiday retreat, family home, or part-time residence with letting options such as Airbnb.

Property Highlights

3 bedrooms across three levels

Open-plan living space with bright, welcoming atmosphere

Fitted kitchen with underfloor heating, induction hob, and electric oven

Spacious lounge with wood flooring and wood-burning stove

Well-maintained, enclosed south-facing garden with large entrance gates

Above-ground freshwater pool (approx. 1 year old)

Basement level with bedroom, wet room, and tool room — potential for self-contained studio

Partial double glazing & traditional windows throughout

Small outbuilding & lean-to wood store

Rear lane access with parking

Ground Floor – Bright, Airy, and Comfortable

Entering the property through the rear garden, you arrive in a bright open-plan space. To the left, you'll find the kitchen and dining area — fitted with