LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38221JET23 Price: 61 600 EUR

agency fees to be paid by the seller

UNDER OFFER Granite and tile traditional detached house to renovate, with adjoining land, in tiny hamlet

EXCLUSIVE















INFORMATION

Town:	Chavanat
Department:	Creuse
Bed:	0
Bath:	0
Floor:	140 m2
Plot Size:	2363 m2

IN BRIEF

There are only two street lights in this tiny Creusois hamlet, located in a Réserve internationale de ciel étoilé: a stargazer's paradise. This traditional stone and tile property was built in around 1890. You can walk or cycle to the village of the commune where you will find an active village hall and square, a community garden, horse-riding centre and a historic church. Within the immediate community, the local goat farm sells cheese directly and there are other artisans, for example a carpenter, roofer and agricultural engineer. For groceries, markets, cafés and other amenities you are not far from Vallière or Aubusson, internationally known for its tapestry-making. There are swimming lakes nearby, and forest paths for walking or horseriding are on the doorstep..

ENERGY - DPE

DPE not required.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

This is a blank canvas of around 180m2 on two levels, ready to become a 3/4 bedroom granite house. There is water and electric, individual drainage (not conforming), and the roof was redone in 2019. There is a large open space downstairs with a room to the side. Originally, this was a little restaurant with one big dining table, and sofas round an open granite fireplace. The high ceiling in this room makes it light and spacious, with window out to the front and back.

There is currently no Linky meter.

The large, flat garden ground is attached, private, and partially enclosed.

For more information please do get in touch.

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

NOTES

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