

UNDER OFFER Dinky countryside lock up and go, starter home or potential rental near town of Chénérailles



INFORMATION

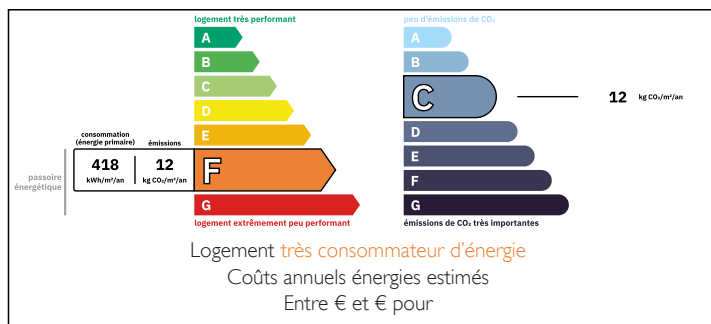
Town:	Saint-Chabrais
Department:	Creuse
Bed:	1
Bath:	1
Floor:	45 m2
Plot Size:	946 m2

IN BRIEF

Detached 42m2 bungalow a few km from Chénérailles and Peyrat-la-Nonière, both villages with commerce, cafés, amenities etc. Large kitchen/dining room, shower room with WC, and two other rooms. Attached garden of approx 500m2, separate land (approx 400m2) a short walk away. Double glazing, fireplace with insert, electric heaters, conforming fosse. Cellar/store with access from outside. Insulated non-convertible loft.

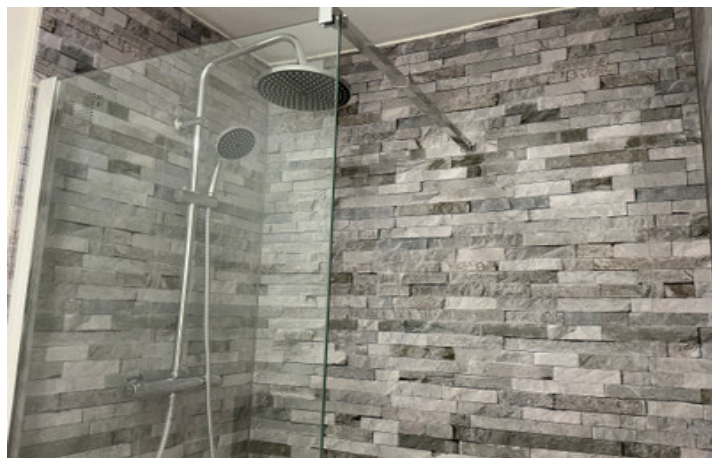


ENERGY - DPE



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

The front door opens into the large kitchen/dining room (4.09 x 4.27m) with fitted floor and wall units, sink, and plumbing for a washing machine. Recessed storage cupboard, fireplace with wood-insert. Hot air pipes lead to each of the other two rooms.

To the left is a sitting room or bedroom (4.09m x 3.06m), with electric radiator, and wall cupboard housing the electric meter.

To the right is a small corridor leading to the shower room with sink, WC, and walk-in shower, and an L-shaped bedroom (2.76m x 3.04 (min)/4.09m(max)) with electric radiator. Access to loft (non-convertible), insulated at floor level, useful for storage.

The garden is mainly to the rear, mainly enclosed, private and flat. There is a small area to the front, on a slight slope, to park. The sous-sol cellar is accessed from outside and is useful for storage (bikes, garden tools, wood etc).

The additional land (previously cut woodland) is a short walk. There is one neighbouring property.

The property is fully double-glazed and has a certificate confirming conformity of the fosse. All diagnostics are available at a viewing.

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

LOCAL TAXES

Taxe habitation: 152 EUR

NOTES