

A habitable bungalow property and a small house to renovate, with work shop and an acres of attached garden.



## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Le Grand-Bourg |
| Department: | Creuse         |
| Bed:        | 2              |
| Bath:       | 1              |
| Floor:      | 96 m2          |
| Plot Size:  | 4193 m2        |

## IN BRIEF

Close to a village with amenities including medical centre, pharmacy, primary school, boulangerie, and butchers. There is also a bar restaurant serving lunches throughout the week and a second eaterie open through the spring summer months.

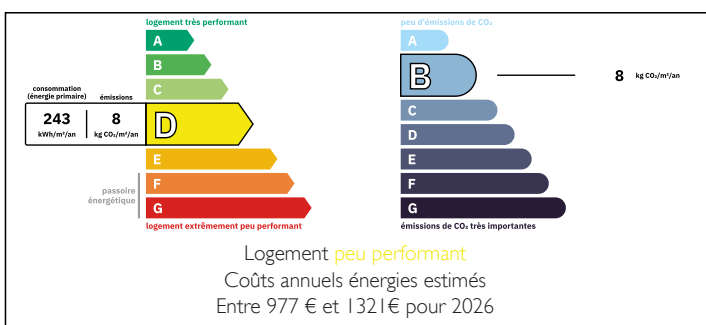
A short drive away, is the town of Bénévent l'Abbayes, with a high school, and supermarket, as well as a couple of bars and tea room.

The two bedroom habitable property has double glazing, heating, and a modern shower room and kitchen. The property still requires some work but is basically habitable. Recently installed fosse septic system.

The project property requires work in all areas of the 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

Situated in a small farming hamlet in an elevated position, this property enjoys lovely, far-reaching views over the surrounding countryside.

The property comprises a basic habitable single-storey bungalow with two bedrooms, a small open-plan living room and kitchen, and a shower room with WC. The bungalow is fully habitable and benefits from a wood-burning stove and electric radiators in the bedrooms. Double-glazed French doors open onto the garden and terrace, with the land surrounding the property.

Opposite the bungalow is a second house, offering six rooms in total and requiring complete renovation.

This is an ideal project for someone looking to undertake a renovation, with the considerable advantage of being able to live on site in the habitable bungalow while the work is carried out.

Once renovated, the second house could be used as a gîte or long-term rental, or simply as additional accommodation for family and friends.

A good-sized workshop is attached to the bungalow, and there is also a cellar.

For more information on the property, please contact me.

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

## NOTES