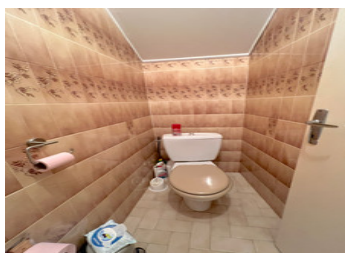


Bijou stone property, mostly renovated, One bed, with possibility to extend, garden and orchard close by.



INFORMATION

Town:	Nouzerines
Department:	Creuse
Bed:	1
Bath:	1
Floor:	140 m2
Plot Size:	1179 m2



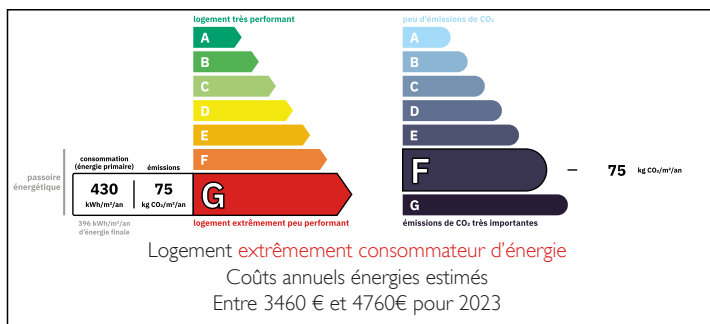
IN BRIEF

Located in a small, well maintained hamlet, this property offers a peaceful retreat with a small easy to maintain garden and countryside surroundings.

The area is typically French, with local markets and small-towns and offers a base from which to discover the wider Creuse and its historic villages.

Boussac is a small historic town close by, which overlooks the Petite Creuse River. It is best known for its medieval château, picturesque streets and rural market on a Thursday. It has most amenities and the main square is surrounded by shops, bars and restaurants.

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.



NOTES

DESCRIPTION

This fabulous, cottage-style property has already had a lot of work done. It has a new kitchen with appliances, a new wood burner. Serviced, gas central heating system, new double glazing and insulation. It now just needs some decorating but is well maintained.

It is being sold due to ill-health and would be a perfect lock-up-and-leave or first time buy

The main front door opens into the lounge/dining area with the woodburner set in the original fire place. To the right, the new fitted kitchen, and to the left, a small corridor leads to the one large double bedroom and bathroom and WC to the rear.

Above, a large attic space, with beautiful wooden beams, could be renovated with the right permissions to make more habitable space, bedrooms and bathrooms.

To the side, a small patch of garden where the gas tank is placed, but still large enough for a small, easy to maintain garden, terrace and barbeque area.

Offered at a price to sell, this property is habitable straight away. Please ask for more photos and details from the agent.

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