

Village house to renovate with barn and garden – Small price, big potential.



INFORMATION

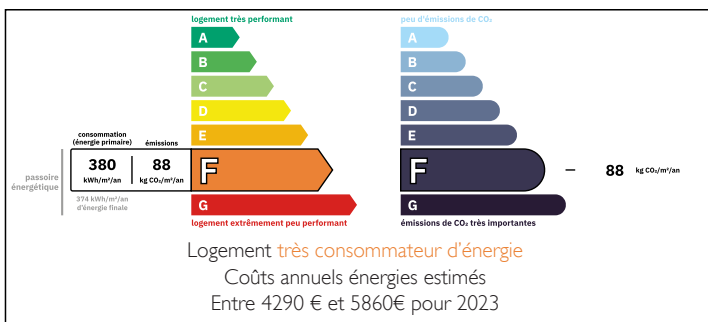
Town:	Clugnat
Department:	Creuse
Bed:	3
Bath:	1
Floor:	113 m2
Plot Size:	931 m2

IN BRIEF

Character village house in the heart of Clugnat, offering excellent renovation and development potential. The property currently features 3 bedrooms, an attic with conversion potential, an adjoining barn, garage and garden, set on approximately 931 m² of land. Offered at a particularly attractive price, this is an exciting opportunity for buyers looking for an affordable renovation project with plenty of scope to add value, close to Châtelus-Malvaleix and within easy reach of Guéret.



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

Character village house with barn, garage, garden and conversion potential – attractively priced renovation project in the heart of Clugnat

Located right in the centre of Clugnat, this character property offers an excellent opportunity to acquire a village house at a particularly attractive price, leaving room in the budget for renovation and transformation.

Although requiring substantial renovation throughout, the property offers considerable potential. The ground floor comprises a kitchen, living room, hallway, boiler room and WC. Upstairs, there are three bedrooms and a shower room, with an attic above.

The attic and adjoining barn offer further conversion potential, subject to the necessary planning permissions and regulations, providing exciting possibilities for creating additional living space.

An adjoining garage and garden complete the property, which is set on approximately 931 m² of land.

Situated in the heart of the Creuse, close to Châtelus-Malvaleix and within easy reach of Guéret, this property presents an exciting opportunity for buyers seeking an affordable home with character, space and significant potential to add value.

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

LOCAL TAXES

Taxe foncière: **867 EUR**

NOTES