

Spacious family home with large garden in a pretty village near Chénérailles.



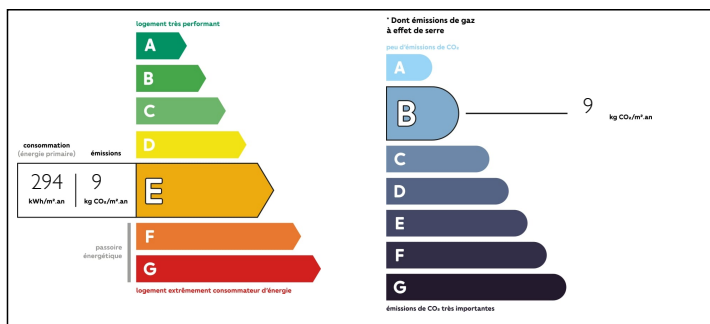
INFORMATION

Town:	Chénérailles
Department:	Creuse
Bed:	4
Bath:	1
Floor:	142 m2
Plot Size:	1744 m2

IN BRIEF

This is a lovely, spacious family home situated in a pretty village with a mini market, a petrol station, a brocante, a hairdresser and a doctor's surgery. It is about 10 minutes from the market town of Chénérailles and 20 minutes from the historic tapestry town of Aubusson with its bars, restaurants, shops, supermarkets, theatre, cinema, swimming pool complex, schools, colleges and hospital. This house provides generous living accommodation heated by a wood burner and electric radiators, and has a beautiful garden. There is a large parcel of land, which would be perfect for a swimming pool. There are outbuildings for wood storage and a large double garage.

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.



LOCAL TAXES

Taxe foncière: 992 EUR

NOTES

DESCRIPTION

Ground Floor: entrance hall, large kitchen with wooden units (4.6m x 2.76m), utility room (2.1m x 2.47m), large, dual aspect living room with wood burner (6.87 x 3.71m), dual aspect dining room with French doors to garden (6.87m x 3.71m), WC.

First floor: landing, bedroom 1 (3.2m x 3.5m) with built-in wardrobes bedroom 2 (2.92m x 3.5m) with built-in wardrobes, bedroom 3 (3.5m x 2.96m), bedroom 4 (4.36m x 2.88m), office (2.1m x 2.3m), bathroom with bath, shower and bidet (2.85m x 3.39m), WC. Large attic space above.

Cellar with well

Outside: garden surrounds the house on three sides. There is a large wood store, an orchard and a sunny terrace to the rear of the property.

Double Garage (5.8m x 7.1m)

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