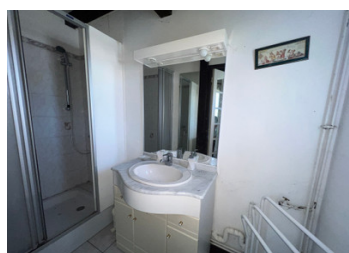


Two semi-detached properties, already renovated with 6 bedrooms, and 5 bathrooms, garden.



INFORMATION

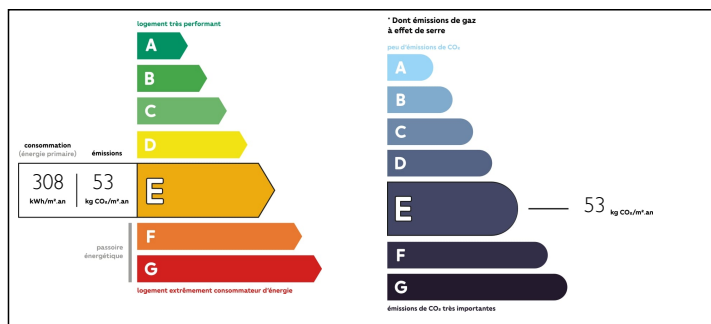
Town:	Chambon-Sainte-Croix
Department:	Creuse
Bed:	6
Bath:	5
Floor:	160 m2
Plot Size:	691 m2



IN BRIEF

Situated on the edge of the beautiful area of the 3-lakes, with fresh water swimming and lifeguards in Summer, beaches and beach bars/restaurants, children's activities, and fishing, these properties make an excellent investment to continue exploiting them as Gîtes or family home and Gîte. General amenities can be found in the villages of Bonnat and Dun le Palestel, with supermarkets, shops and bars, and the small Agricultural Town of Aigurande with its farmers market on Friday on the central market square, where most amenities are set round the square.

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 independent terrace has actually 3 separate houses, with two renovated and is the perfect investment to create a large family home, with immediate income from the next door Gîte, or as an investment into 2 holiday homes to create a very reasonable income.

There is a third property, requiring total renovation, as there is currently not even electricity, which could also convert into a small one person/couple rental as well.

The main house has a Kitchen, large enough for a table and chairs, (requiring a little TLC), a large lounge/dining room with large wood burner in the feature fireplace.

1st Floor-landing and 2 en-suite double bedrooms with shower rooms and WC and on the 2nd Floor, a further large double bedroom with en- suite Bathroom and WC.

Next door, in the downstairs of the second house, there is one large family room with corner kitchen, a downstairs double bedroom to the rear with en-suite shower room and WC.

On the 1st Floor, a large double bedroom with en-suite shower room and WC and a large renovated room for a further bedroom or play room.

There is a small courtyard garden to the rear of these properties but facing, just to one side, there is a plot of land, ideal for children to play safely, and there is a large double garage.

A fabulous investment property, located in a sought after area close to the 3-lakes, in the heart of the French countryside.

Further details and/or photographs are available from the...