

Property for renovation comprising two adjoining houses, large garden, garage, parking and outbuildings

## EXCLUSIVE



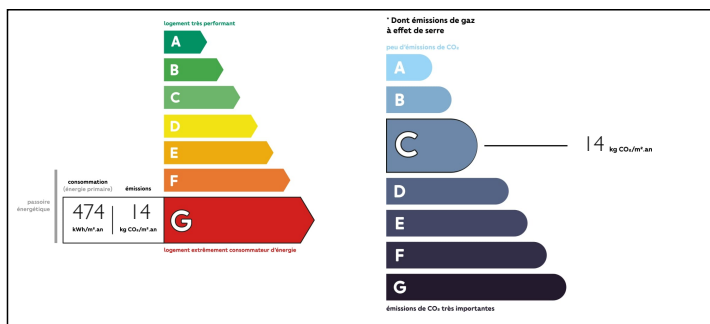
## INFORMATION

Town:	Chénérailles
Department:	Creuse
Bed:	3
Bath:	1
Floor:	240 m2
Plot Size:	2603 m2

## IN BRIEF

This charming property is located in a village within a small rural commune of 800 inhabitants. Out the front door you are a two-minute walk to the local baker or restaurant, and out the back door you are in a nature haven with an orchard, established trees, vegetable garden, wells and multiple outbuildings. Chénérailles village is well-equipped with modern amenities yet has a long history as a fortified stronghold, where you can still see the ancient 13th century church and ancient ramparts. It is located a 15-minute drive to the north of Aubusson, the UNESCO international tapestry town, and Paris is less than a 4-hour drive away..

## ENERGY - DPE



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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

This is a rare opportunity to purchase a large country house, ready to be taken back to its former glory. There are lots of authentic features in this stone property, dating from the beginning of the 19th Century, including flagstone and Versailles parquet floors, round stained-glass windows, an ancient milk parlour and fruiterie, three wells and stone fireplaces.

The property is on two floors with a large attic area above. The rooms are light and spacious. Some renovation work has started. The property could become a grand country house, or alternatively a self-sufficient home with income potential and separately rentable areas.

The main front entrance hall has a flagstone floor which leads to the back of the property, the door to the garden, and a wooden stairway to the first floor.

A large double aspect kitchen dining room is to the right, with windows to the front and rear. New floor and wall units have been fitted, with double sink, space for an oven and hob, and extractor above. The new water heater is in the corner. The floor is newly tiled.

To the left of the hall is a bright and sunny room with three large windows, one to the front and two looking out to the back garden. There is a large stone fireplace. Kitchen units have also been fitted here with the intention of creating a separate cooking and dining space should...

## NOTES