

Pretty three Bedroom house with 3 gites and land

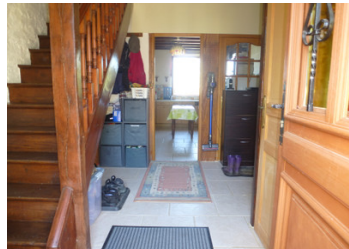


INFORMATION

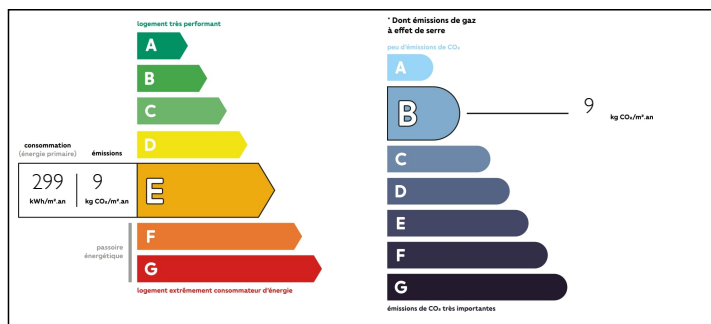
Town:	Chéniers
Department:	Creuse
Bed:	9
Bath:	5
Floor:	0 m2
Plot Size:	19047 m2

IN BRIEF

This property offers the opportunity for pretty, comfortable living accommodation along with the commercial opportunity of three very rentable gites, all set in a large amount of private land.

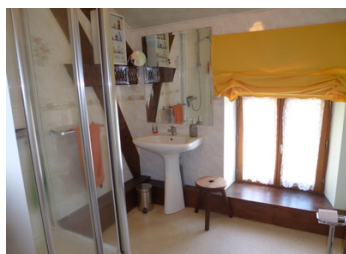


ENERGY - DPE



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

The property is attached by its third gite to a neighbours storage barn. The accommodation comprises of:

Main house which offers - Entrance hall with W.C, fitted kitchen with windows out over the land, a large lounge diner which runs the depth of the property and has doors out onto a decking area which is raised up from the garden/land giving a lovely view.

Upstairs are 3 bedrooms, the smallest of which is currently used as an office and had access to the convertable attic. The main bedroom has windows to the front of the property. There is a family shower room/W.C and a good size landing area.

The three gites are virtually identical - each giving a large open plan fitted kitchen, lounge/diner on the ground floor with access to the garden. On the first floor each has a landing area, a shower/W.C and two good size bedrooms. The gites are well presented and ready to use. The accomodation has plenty of parking to the front of the whole property along with a storage barn and workshop. All of this and private garden to three sides of the houses.

A great property with earning potential.

Approx 10 kms to the market town of Aigurande with many amenities. approx 58kms to the very large town of Chateauroux with hospital etc and 90kms to Limoges with its airport.

A lovely property giving great possibilities.

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

LOCAL TAXES

Taxe foncière: 1396 EUR

NOTES