

Partly renovated village house with great potential. Walking distance to shops and bank.



INFORMATION

Town:	Préveranges
Department:	Cher
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	158 m2

IN BRIEF

A house that was previously 2 flats now requires an internal staircase to become a 3 or 4 bedroom dwelling. In the centre of a village with shops, chemist, doctors and bank and just 5 minutes from the leisure lake at Sidialles with ziplines, canoeing, beach area, bar, and lots more. There is even bungee jumping on a Sunday morning from the viaduct at Culan!

The property is just a 13 minute drive to the market town of Boussac with all amenities including bars, restaurants and bakeries.



ENERGY - DPE

DPE not required.

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

Requiring completion the house could offer good size living accommodation. On the ground floor the front door opens into a corridor where there is a lounge to the left of 9m², a separate WC can be found in the corridor which leads to a kitchen/dining room of 21m².

Externally there is a garage /workshop, off road parking and 2 small sun terraces for outdoor dining. The house is already connected to water and electricity supplies and also to mains drains.

An exterior staircase takes you to the first floor where there you will find Kitchen/ Dining Room, 2 bedrooms and a shower room with WC.

Completion of the work would make this a lovely family home or lock up and leave holiday home.

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

LOCAL TAXES

Taxe foncière: 405 EUR

Taxe habitation: EUR

NOTES