

A fully renovated, three-bedroom stone cottage in superb condition. Up and running as an active gîte.



INFORMATION

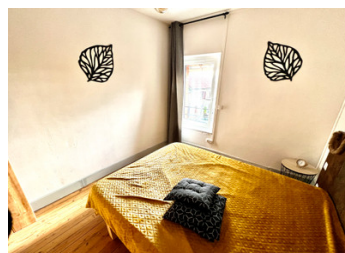
Town:	Lizières
Department:	Creuse
Bed:	3
Bath:	1
Floor:	70 m ²
Plot Size:	30 m ²

IN BRIEF

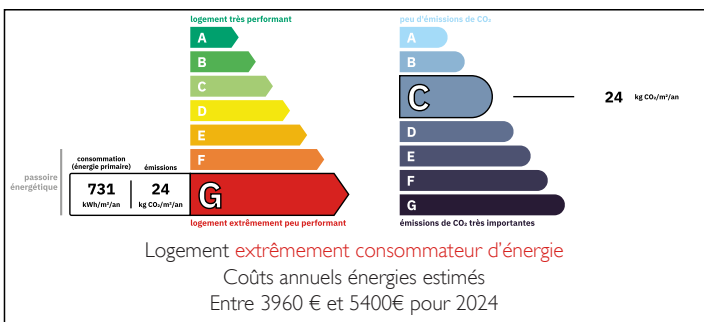
This village house has been updated to a very good standard, with underfloor heating in the kitchen, dining room, double glazing and an electrical rewire and new plumbing throughout.

Up and running as an independent gîte, with a very successful first year of business. With a terrace to the rear with village and open views, and a very pretty small garden to the front with a covered seating area.

This is an ideal investment or a small holiday home to enjoy in this village setting.



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

This pretty stone cottage is in an elevated position, with the raised terrace to the rear.

You enter directly into the modern fitted kitchen with stone tiled flooring, exposed stone walls and beams, and a dining area.

There is a laundry store room with WC, a bright salon with a double aspect from the full glass front door and window.

On the first floor are a very handy dressing and laundry storage area, through to the first bedroom. Connecting to a second landing with a beautiful bathroom with freestanding roll top bath, and separate shower cubicle, and twin basins with a WC. A second bedroom with exposed stone walls and beams, and stairs up to the mezzanine with a third bedroom. There are more stairs to the attic room that could be more sleeping space or a play room or TV room.

This is a little jewel, ready to move into and with all the work already done. A project to be done next door, or opened up to be part of the cottage.

The nearest village with amenities is a ten-minute drive, and the nearest town is La Souterraine. If you would like more information please contact me.

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

LOCAL TAXES

Taxe foncière: **492 EUR**

Taxe habitation: **EUR**

NOTES