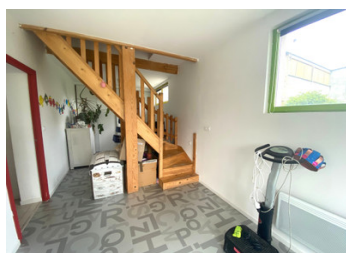
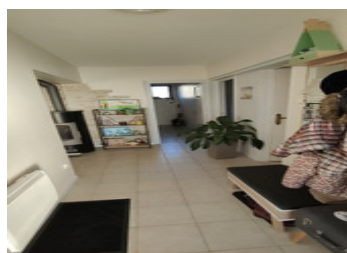
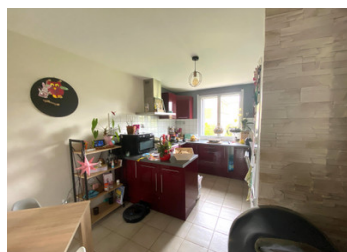


Charming village home, 3 bedrooms. Large garden, outbuildings, Gite or business potential.



INFORMATION

Town:	Budelière
Department:	Creuse
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	1471 m2

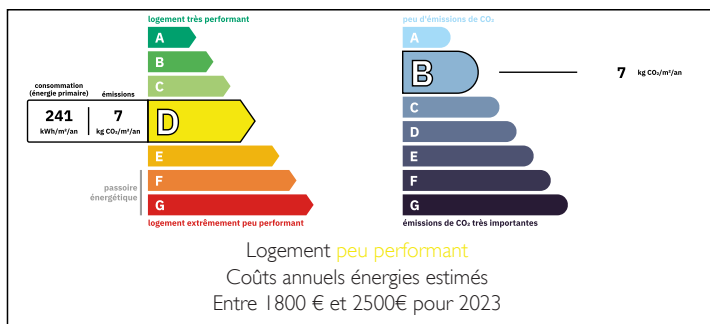


IN BRIEF

Situated in a quiet village, in the center of France. Within walking distance of the local store and boulangerie, this home is close to amenities, whilst benefitting from an unspoilt countryside setting, characteristic of the Creuse department.

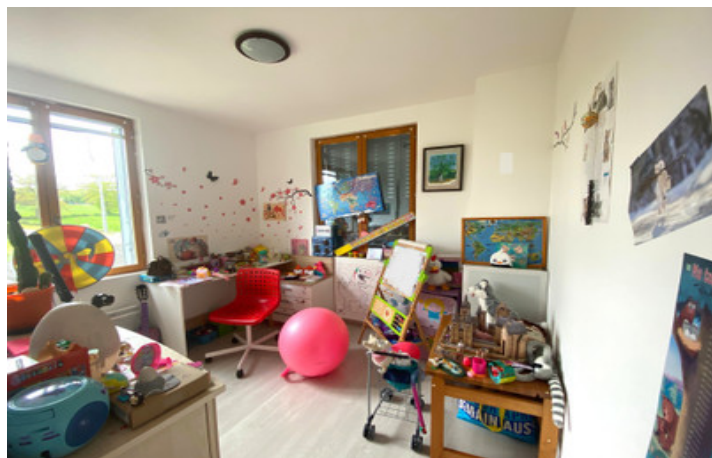
Less than 10 minutes away from the village of Chambon-Sur-Voueize and the thermal town of Evaux-les-Bains, where there are plenty of shops, restaurants, pharmacies and beautiful places to visit. Budelière is also 20 minutes away from the larger town of Montluçon and 1h40 from the airports of Limoges and Clermont-Ferrand.

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.



LOCAL TAXES

Taxe foncière: 790 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This home is built over three levels, with the entrance from the road side of the house, opening on to the first floor. Here, you will find a modern open-plan kitchen and living room with a large pellet burner, which provides warmth throughout the house.

Further on, a bedroom with built-in storage, a shower room, a separate WC, and another room, currently a playroom, which would also be a great office space.

Moving on to the second floor, there are two bedrooms, both with built-in storage, to optimise the space under the eaves.

The additional advantage of this property is the ground floor, where you will find another spacious fitted kitchen and separate living space, both with double doors leading straight out to the garden. Leading on from the kitchen, there is also a pantry, a modern bathroom and a WC. Finally, an additional 10m² room, in need of renovation, offers the potential to create a bedroom on this level, therefore making the ground floor a completely independent living space.

With separate access points to the ground floor and the first floor, this property offers plenty of potential for a business or guest accommodation. The spacious courtyard also offers ample parking space for several cars.

Finally, this property includes a two-car garage and large open hangar, both with electricity and in great condition, along with a storage shelter and a chicken coop.

The extensive garden offers beautiful views of the open countryside that surrounds...