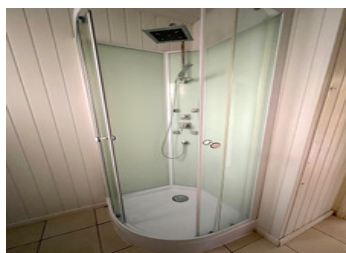


Stunning, isolated, riverside location for this 4 room renovation project with large garden



## INFORMATION

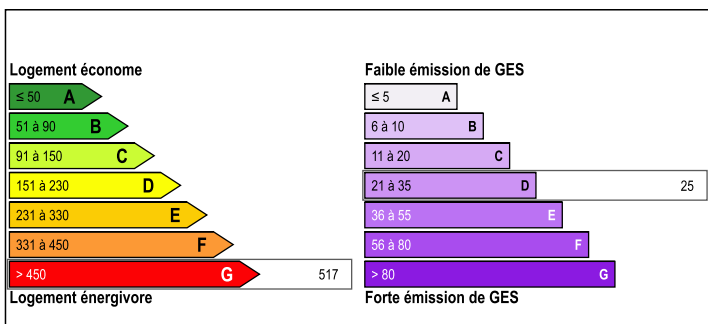
Town:	Ajain
Department:	Creuse
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	2686 m2



## IN BRIEF

Situated in total peace and quiet, with only one neighbour, then no further dwellings for 500 meters, and beautiful views of woodland to the rear, and the garden and river to the front, this property still has easy access to the village of Ajain, with convenience store, bar, bakers, medical centre and pharmacie and to the dual carriage way into the main town of Guéret with all usual amenities in a town.

## 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 requires a total renovation inside, including electrics, a new kitchen, bathroom, decorating and also a new sanitary system, but the bones of the property are in great condition.

The house itself could be lived in whilst the work was carried out, as long as you were happy to "camp" until the utilities were connected.

The property currently has 4 rooms on the ground floor, (one of which has a feature chimney) so could uniquely be used as a bungalow, but there are equally 3 good-sized attic spaces, so the property has lots of potential to become a larger family sized property if a staircase was created.

From the country lane, large gates open up to the drive, offering lots of off-road parking, however, there is a double-sized garage attached to the house.

There is a covered terrace to the front and to the rear of the property with gardens to all four sides, one of which has a stone built water-feature.

To the front of the house a fenced-off garden area, a second with a metal shed and then the private pond. The garden and pond are riverside but with enough room to walk around or sit for quiet moments hearing the sound of running water.

A very pleasing property, although with work to do to bring it up to a modern living standard, in a very beautiful setting.

More information and photos available from the agent.

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Information about risks to which this property is exposed is available on...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES