

Traditional stone house with garage and enclosed, easily maintained garden and terrace



INFORMATION

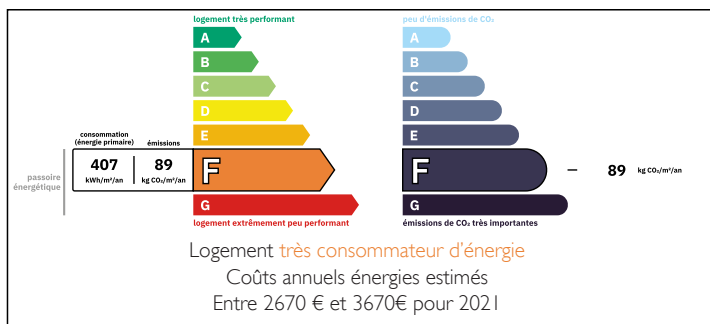
Town:	Chavanat
Department:	Creuse
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	276 m2



IN BRIEF

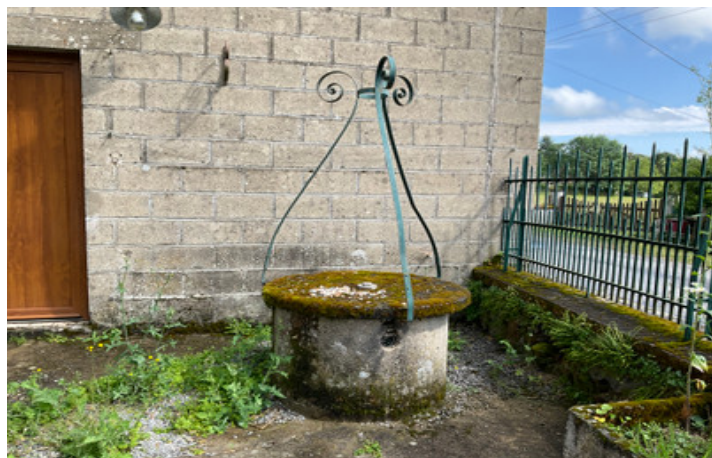
Chavanat has an active village association, a community village square for pétanque and picnics, and a beautiful 13th century church. It is a short drive from swimming lakes, local amenities, and the well-known tapestry town of Aubusson.

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 is a traditional granite property in a small Creusois village, a stone's throw from the church and village square.

The ground floor has an open plan dining/living area (with woodburner and fireplace). The fitted kitchen is through an alcove. There are three windows to the front and back which makes the room feel light and spacious. The walls are exposed granite and the floor is tiled. Also on the ground floor is a laundry/boiler room.

On the first floor there are three bright bedrooms, a shower room and a door to the renovated loft. The main bedroom with extensive fitted storage space is approx 21m² and has a fireplace. The two other bedrooms are around 11m².

The coombed loft has two more rooms and a large landing area.

There is double glazing and oil-fired central heating.

The enclosed sunny terrace and small garden gives side access to the large garage/craft room.

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

LOCAL TAXES

Taxe foncière: 577 EUR

Taxe habitation: EUR

NOTES