

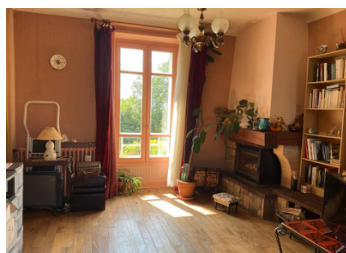
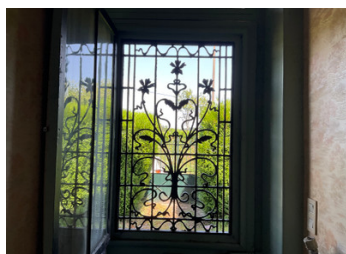
Charming stone detached 3-bedroom house on the edge of a small village with garden and garage.

## EXCLUSIVE



## INFORMATION

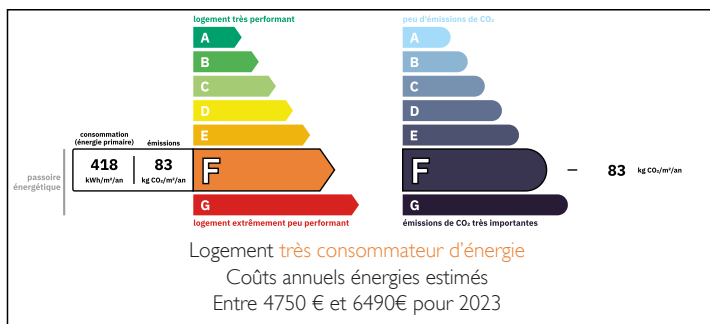
Town:	Chavanat
Department:	Creuse
Bed:	3
Bath:	2
Floor:	145 m2
Plot Size:	4169 m2



## 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



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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 habitation: EUR

## NOTES

## DESCRIPTION

This very pretty stone house with unique exterior wooden decorative features and balcony is situated on the edge of a rural village. The high ceilings and large windows on the ground floor making it particularly light and spacious feeling. Most floors are traditional tile or wood.

A big plus is the large basement with two windows and a door level with the back garden. It could be used as a summer kitchen, workshop, craft room, or utility area. It is also used to stock wood and wine, and houses the central heating system.

On the ground floor, there's a dining kitchen with wood cooker in the fireplace; a large salon with double-glazed full-height windows to the front and rear; a shower room and separate WC. The tiled and arched hallway also has a door leading down to the basement.

A wooden staircase leads to the first floor where there are 2 large bedrooms and one smaller single in the eaves. One double bedroom to the rear has an en suite shower room, and the other to the front has patio doors and a balcony overlooking the fields. There would be space to add an en suite.

There is terracing at the front of the house and garden to the sides and rear. There's a garage approx 30m2 with double doors at the front and a single access door to the rear.

There is double glazing and oil-fired central heating...