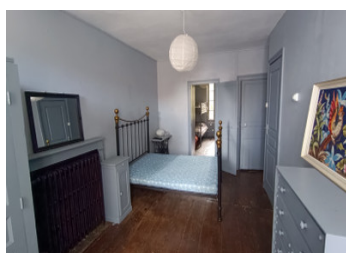
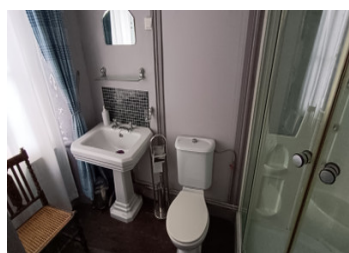
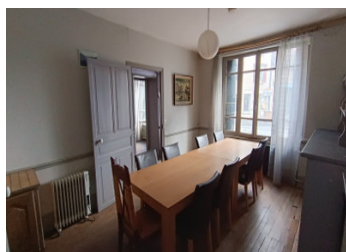


Charming 5 bed/5 bath townhouse, ideal for a B&B or large family home, with courtyard in lovely little town

EXCLUSIVE



INFORMATION

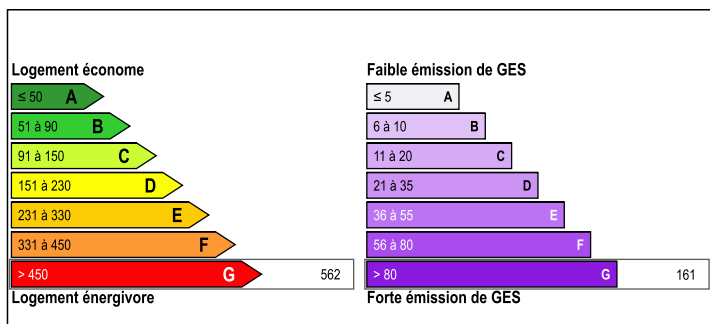
Town:	Chénérailles
Department:	Creuse
Bed:	5
Bath:	5
Floor:	187 m2
Plot Size:	137 m2

IN BRIEF

This lovely large townhouse consists of five en-suite bedrooms, a dining room and a kitchen with access to the courtyard at the rear of the property. It is immediately habitable and sold furnished, but needs to be refreshed. It is suitable to run a B&B business, as it used to be a couple of years ago but can also be used as

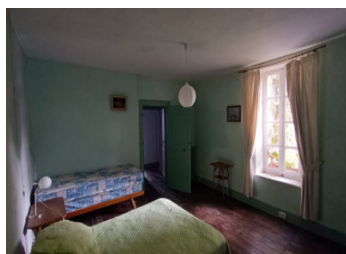
large family home. The property is situated in the heart of a lovely little town with all daily amenities, at 44 km from Montluçon (train station), 93 km from Limoges (international airport) and 102 km from Mont Dore (ski slopes, Puy de Dôme). In the Creuse, Limousin.

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

Ground floor:

- Entrance with stairs to the first floor
- Dining room (15.5 m2)
- Kitchen (10.5 m2)
- Bedroom with bathroom and toilet (20 m2)
- Utility room with toilet (12 m2)

First floor:

- Landing
- family room with bathroom with toilet (28 m2)
- bedroom with bathroom with toilet (22 m2)
- bedroom with bathroom with toilet (25 m2)

Second floor:

- bedroom with bathroom with toilet (18.5 m2)
- attic space (29.5 m2)
- attic space with (7 m2)

Cellar underneath the house with oil boiler and electric warm water boiler

Heating: Oil central heating (unknown whether it is functioning properly)

Insulation: The property is not insulated

The property is connected to mains drainage

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

LOCAL TAXES

Taxe foncière: 1149 EUR

Taxe habitation: EUR

NOTES