

Stone, Village property, requiring renovation, close to amenities and leisure lakes, Mains drainage.

EXCLUSIVE



INFORMATION

| | |
|-------------|--------------------|
| Town: | Genouillac |
| Department: | Creuse |
| Bed: | 1 |
| Bath: | 0 |
| Floor: | 70 m ² |
| Plot Size: | 457 m ² |

IN BRIEF

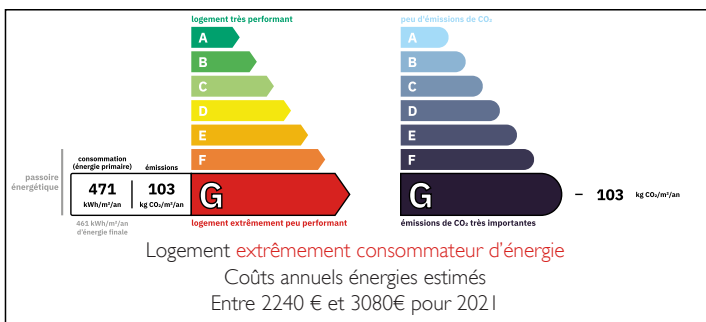
This stone property, ripe for renovation, is situated in the charming village of Genouillac, in the Creuse department. This lively commune has plenty to offer with bakers, butchers, hairdressers, a convenience store and a small garden centre. You will also find a junior school, a nursery, a chemist and also a medical centre with an English-speaking doctor, all close to the home.

Genouillac lies above the river La Petite Creuse, where you can enjoy fly-fishing and an abundance of country walks.

Close to the 3 lakes area, this is the dream spot for those who love outdoor activities such as golf, water sports, freshwater swimming, fishing, picnics, etc. Finally, plenty of restaurants, bars and children's areas make this a great destination for the whole family.



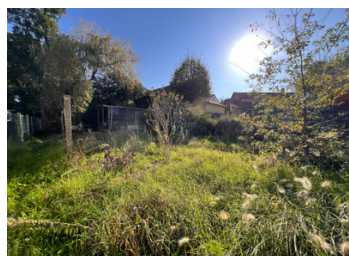
ENERGY - DPE



20 minutes des villes de La Châtre et Guéret.

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 habitation: EUR

NOTES

DESCRIPTION

This village property has been owned by the same family for three generations. It is detached with its own private garden to the rear.

From the road, the first floor is actually the main house which sits above a drive-in garage and large entry with WC.

Above, a kitchen and two living rooms, with parquet flooring, one currently used as a bedroom. Unusually, there is a shower on the landing but there is room to create a bathroom on the second floor. The original, oak staircase leads to two attic rooms, which would renovate to create one or two bedrooms and a bathroom.

The garden to the rear has become overgrown with large trees, but once tidied, would make a good-sized garden for relaxing and even creating a veggie plot.

A reasonably priced property, when, once renovated, would make a perfect first-time home or lock up and leave holiday home, from where, the beautiful, Creuse countryside can be explored.

More photos and information on the property and area are available from the agent.

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