

2 riverside properties requiring renovation just 15 minutes away from the pretty market town of Felletin



INFORMATION

Town:	Clairavaux
Department:	Creuse
Bed:	11
Bath:	2
Floor:	290 m2
Plot Size:	3930 m2



IN BRIEF

An opportunity to buy not one but two houses, one of which is a former hotel restaurant with a living area of 190 m2 comprising a former bar, lounge, kitchen and 7 bedrooms.

The second house stands amidst fruit trees with the river just behind it. It was built on the site of an old mill. It has 2 reception rooms and 4 bedrooms with a living area of 100 m2.

There are several outbuildings and a large adjoining plot of 3900 m2 bordering the river.

This property requires complete renovation but has so much potential! You could convert the former bar/restaurant into a large gite and live next door - the possibilities are endless.

ENERGY - DPE

DPE blank.

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

1. Former hotel/restaurant with a habitable surface area of 190m2 comprising on the ground floor former bar and restaurant, large kitchen and on the first floor, 7 bedrooms and a bathroom, attic space above. Garden to one side and various outbuildings including a garage. Cellars and workshop.

2. A pretty riverside cottage on the site of a former mill - on the ground floor - 2 reception rooms; first floor 2 bedrooms, shower room, second floor 2 further attic rooms. Garden to the front and side.

Large adjoining plot of 3900 m2 next to the river.

LOCAL TAXES

Taxe foncière: 937 EUR

Taxe habitation: EUR

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

NOTES