

Unique 5 bedroom property consisting of a house and former village school just 20 minutes from Aubusson.



INFORMATION

Town:	Chavanat
Department:	Creuse
Bed:	5
Bath:	1
Floor:	210 m2
Plot Size:	1869 m2



IN BRIEF

This is a unique property, which offers oodles of living space! It has been beautifully decorated by the current owners. The property is set in a pretty village close to Lake Vassiviere with its watersports, tourist activities and beaches and yet just 20 minutes from two historic market towns in the area, Bourganeuf and Aubusson, and just an hour and a quarter to Limoges international airport.

ENERGY - DPE

DPE not required.

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

GROUND FLOOR: entrance hall leading to a bright kitchen/dining room on the right (3.5m x 5.4m) and cosy living room with wood-burner and exposed stone walls on the left (5.5m x 3.4m). From the living room, you pass through into the old school house consisting of a former classroom (5.6m x 5.6m) with stunning high ceilings and the original hand painted mural depicting a map of the local area. This could be an amazing living room or dining room, there are stone steps to a further large room of about 18m².

From the kitchen, there is access to a practical utility room, a modern shower room and a separate toilet.

FIRST FLOOR: large landing with balcony to the front of the house, Bedroom 1 (10m²), Bedroom 2 (20m², Bedroom 3 above the school room (31m²), Bedroom 4 (9.5m), dressing room under the eaves (4.6m x 1.2m). All the bedrooms have beautiful original wooden flooring.

SECOND FLOOR: Large cinema room with exposed beams (31.3m²), Bedroom 5 - a pretty double aspect attic room (15.7m²)

Garden to the rear and to the side of the property. The land immediately in front of the property is communal land.

The property is double glazed apart from the balcony doors.

The roof on the main house was replaced about 8 years ago and the roof on the school house in 2024.

There is a well in the grounds, and plenty of space for creating a vegetable garden or an orchard. There...