

## Charming Renovation Project with Great Potential – Ideal for Budget-Conscious Buyers.



## INFORMATION

Town:	Lavaveix-les-Mines
Department:	Creuse
Bed:	2
Bath:	0
Floor:	50 m2
Plot Size:	1465 m2

## IN BRIEF

This property presents an excellent renovation opportunity for those working with a more modest budget. Tucked away down a quiet country lane near a village offering local amenities, this hidden gem offers the perfect canvas to create a charming home in a peaceful rural setting.



## 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.



## DESCRIPTION

The property is in need of full refurbishment throughout, including but not limited to the installation of double glazing, insulation of both walls and roof, updated plumbing, a new kitchen and bathroom, and complete rewiring. However, it does benefit from being already connected to the mains drainage system—eliminating the need for a septic tank, which is a significant advantage for a rural village property.

Internally, the layout currently comprises four main rooms, with an additional adjoining room that could be opened up to integrate more seamlessly with the rest of the living space. There is also a small stone outbuilding that has the potential to be transformed into a charming entrance to the rear of the house, adding both functionality and character.

An external staircase provides access to the upper level, meaning that an internal staircase would need to be installed as part of the renovation. WC facilities are currently located in the outbuilding directly adjacent to the property.

Once the large established garden is cleared and landscaped, it will reveal stunning views of the surrounding countryside, offering the new owner a tranquil and picturesque outdoor space to enjoy.

This is a unique opportunity for anyone seeking a character-filled home renovation in a peaceful location, with great long-term potential. Contact me for more details.

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

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES