

Formerly used as gîtes. 2 large original houses in need of refurbishment. Beautiful village, great potential!



INFORMATION

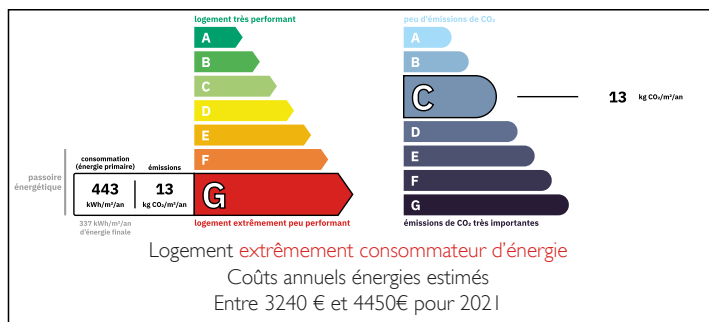
Town:	Gros-Chastang
Department:	Corrèze
Bed:	9
Bath:	4
Floor:	178 m2
Plot Size:	828 m2



IN BRIEF

Formerly used as gîtes with 9 bedrooms, these 2 large semi-detached houses have retained their charm and originality. Some of the fixtures and fittings are of good quality and in good condition. The plumbing and electrics have been renovated. Great potential and good value for money.

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.



LOCAL TAXES

Taxe foncière: 391 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

House no. 1:

Ground floor: large 35m² living room with wood-burning stove, small 14m² sitting room with wood-burning stove, 11m² study and large 30m² well-equipped kitchen with 2 cookers (one wood-burning cooker and one gas-burning cooker). Access to the garage (25m² - 2.15m wide door).

Between the ground floor and the first floor, intermediate level with a bathroom with bath and a toilet.

First floor: three bedrooms (12m² and 22m²), 2 of which have en suite bathrooms.

Second floor: 3 bedrooms (10, 11 and 12m²)? 8m² room with sink and access to the attic.

Heating system: 2 wood-burning stoves and 3 auxiliary electric heaters.

Sewage system: mains drainage.

The plumbing and electricity were completely renovated in 2011.

The parquet floor is solid wood.

House no. 2:

Ground floor: large 50 m² room used as a workshop and storage area with a 10 m² annexe and direct access to the garden.

First floor: 13m² bedroom, 11m² kitchen (with wood-burning cooker) and 6m² bathroom with toilet. Large room under the roof used as a workshop.

Second floor: two bedrooms (16m² and 10m²) each with a sink.

Not adjoining but 30 metres away, 548m² of land used as a vegetable garden and recreation area with a wooden shed.

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