

Traditional 3-bedroom cottage in a small friendly village, attached barn, garden, nearby woodland

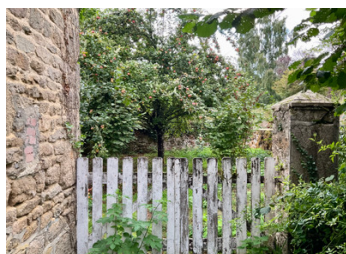


INFORMATION

Town:	Chavanat
Department:	Creuse
Bed:	3
Bath:	1
Floor:	68 m2
Plot Size:	14970 m2

IN BRIEF

This lovely little cottage, built around 1895, is situated on the edge of a little village with a village hall, mairie, a farm up the road for goats' cheese, and local artisans (potter, carpenter, mechanic, roofer) - a very self sufficient little place! Nearby is Vallière with a baker, butcher, grocery store and cafe. About 15 minutes away by car is Aubusson, the pretty medieval tapestry town, with bigger commerce. Not far is both Lavaud Gelade lake (swimming and fishing) or the bigger Vassiviere lake (watersports, art gallery on the island, cafes). Just stepping outside you can go for forest walks, cycle or go horseriding.



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

Downstairs, the house has an entrance hall, and large double aspect living room and kitchen. Upstairs there are 3 bedrooms, a shower room and separate loo. The cottage is semi-detached, and there is a barn on the other side (potential to extend the accommodation with the usual permissions).

There are patio doors from the kitchen to the rear terrace and garden, with a second set of patio doors from the living room. The house (68m²) plus attached garden has an area of 615m². The fully enclosed garden backs onto the surrounding countryside. Two separate pieces of woodland are a short walk away. There's an apple tree in the garden, a brick barbecue, a small store and an old bread oven.

A granite fire surround, open fireplace and exposed beams have been retained in the living room and the property has tiled or wood flooring throughout. Although the cottage would benefit from upgrading, it is immediately habitable.

If you would like more pictures, please do get in touch - I have lived in this lovely little village for nearly 20 years and would be happy to answer any questions you may have about the surrounding area.

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

LOCAL TAXES

Taxe foncière: 332 EUR

Taxe habitation: EUR

NOTES