

Large house with three renovated apartments — ideal tourism location



INFORMATION

Town:	Évaux-les-Bains
Department:	Creuse
Bed:	2
Bath:	3
Floor:	120 m ²
Plot Size:	426 m ²



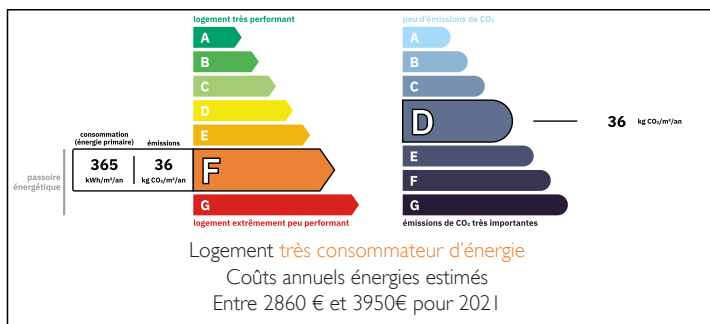
IN BRIEF

A spacious house featuring three renovated, fully furnished and air-conditioned apartments (studio, one-bedroom, and two-room unit), located just 900 m from the thermal spa, with a shuttle service stopping 50 m away. All units include shutters and are ready for immediate rental. The property also offers a shared laundry room, enclosed courtyard, terrace, garden, and garage. There is potential to create a fourth apartment above the garage. Strong rental demand during the spa season (mid-March to mid-November), with excellent occupancy. Inventory (linen, dishes, equipment) included.

Évaux-les-Bains is the only thermal spa town in the Limousin region, known for its treatments in rheumatology and venous conditions.

The town offers: • local shops (bakery, mini-market, pharmacy, butcher), cafés and restaurants, a weekly market, and leisure amenities (casino, outdoor theatre, walking trails)

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.



DESCRIPTION

The house is divided into three independent apartments, all renovated, furnished, fully equipped, and air-conditioned:

- Studio (upper floor): large main room with kitchen/dining area, sleeping corner, entrance hall, shower room/WC
- One-bedroom apartment (upper floor): entrance hall, living room with kitchen, separate bedroom, shower room, separate WC
- Two-room apartment (ground floor): kitchen with dining area, living room, bedroom, shower room, separate WC

A shared laundry room serves all three units.

Above the garage, an unfinished space allows for the creation of a fourth apartment.

Outside: enclosed courtyard, terrace, garden, garage, peaceful surroundings.

The property benefits from a steady stream of spa visitors, ensuring excellent profitability.

Visits are possible only when the apartments are not occupied.

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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 foncière: 1391 EUR

Taxe habitation: EUR

NOTES