

Charming home with great potential, close to Lac de Courtille in Guéret



INFORMATION

Town:	Guéret
Department:	Creuse
Bed:	4
Bath:	1
Floor:	101 m2
Plot Size:	398 m2

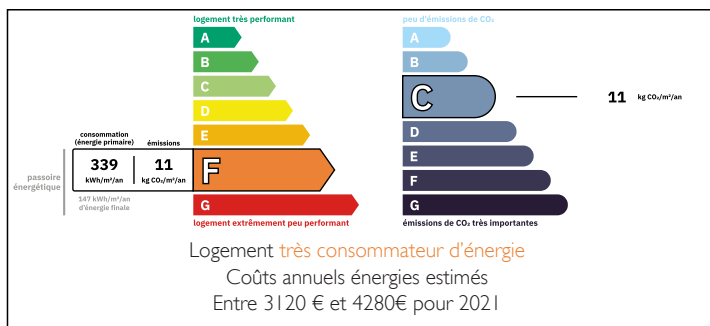
IN BRIEF

Detached family home with garden and garage, offering excellent renovation potential in a sought-after location close to Lac de Courtille in Guéret.

A spacious and versatile property offering an exciting opportunity to create a comfortable family home, combining a peaceful residential setting with convenient access to the lake, town centre and local amenities.



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

This charming house is situated in Guéret, very close to Lac de Courtille, and offers plenty of potential for buyers looking for a property to renovate and personalise to their own taste.

The house is arranged over two levels. The lower level comprises an entrance hall, two bedrooms, a utility room and a garage, providing practical and versatile additional space. Upstairs, there is a kitchen, a living/dining room, two further bedrooms, a bathroom and a WC.

The property also benefits from a small private garden in a pleasant residential setting. Renovation and modernisation works are required, but the house offers excellent potential to create a comfortable and individually designed home.

One of the property's key advantages is its attractive location: Lac de Courtille is nearby, while Guéret town centre, shops, schools and other amenities are all within easy reach.

An attractive opportunity for buyers looking for a town property with a garage, garden and plenty of potential in a convenient location in Guéret.

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

LOCAL TAXES

Taxe foncière: 1591 EUR

NOTES