

Modernised studio with larger property for renovation in a vibrant village location

EXCLUSIVE



## INFORMATION

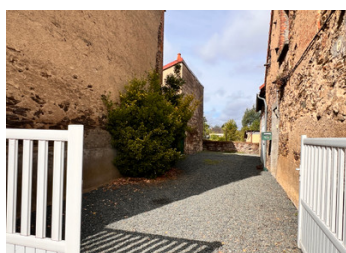
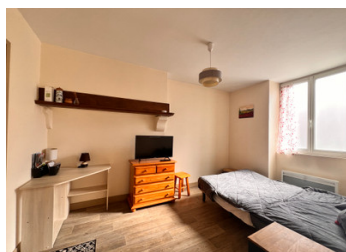
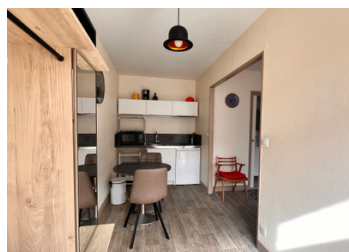
Town:	Genouillac
Department:	Creuse
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	182 m2

## IN BRIEF

Situated in the Vibrant, village of Genouillac with most amenities on the doorstep, this renovation project has the benefit of having a ground floor studio, already renovated.

The property also enjoys easy access to La Châtre, a charming medieval town with cobbled streets, boutique shops, and a beautiful Gothic church, as well as Guéret, the administrative centre of the department. The smaller nearby towns of Aigurande, known for its traditional Friday farmers' market, and Boussac, steeped in history and local character, add to the charm of this village setting.

Close by, the Three-Lakes area offers superb leisure opportunities: freshwater swimming with lifeguards in summer, water sports, beachside bars and restaurants, and even a zip-wire water-skiing centre just 15 minutes away. Golf enthusiasts will also appreciate that one of France's finest courses is



## 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.



## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

## DESCRIPTION

This property offers an excellent opportunity for renovation and investment in a charming village setting.

The ground-floor modern studio apartment has been successfully used as a short-term rental for the past few years. It includes an entrance hall, a corner kitchen, a shower room with WC, and a bright lounge/bedroom area with a convenient pull-down bed — ideal for guests or immediate rental income.

The remainder of the building requires full renovation, but once completed, it would make a fantastic village home or holiday retreat, without the upkeep of a garden. The newly fitted front door opens into an entrance hall with drainage for a WC. Upstairs, the main living area features double windows, providing plenty of natural light, and original parquet flooring. There is also a former kitchen area and a bedroom, both offering great potential for redesign.

Outside, a gravel courtyard provides off-road parking and access to a garage/barn, which could be incorporated into the house to create a spacious family kitchen and living room.

The property is connected to mains drainage, and fibre optic internet is available in the village — an ideal setup for modern living or rental activity.

With many possibilities and excellent investment potential, this property could become either a comfortable family home or a two-apartment configuration for personal use and rental income.

Please contact the listing agent for further details and viewing arrangements.

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Information about risks to which this property is exposed is available on the Géorisques website :