

Beautifully presented, 1-bed cottage in the woods, no neighbours, riverside, separate land for private parking

EXCLUSIVE



INFORMATION

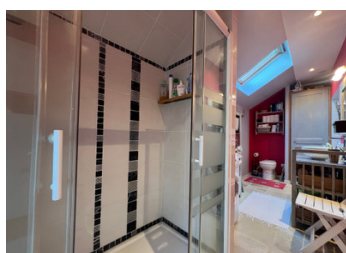
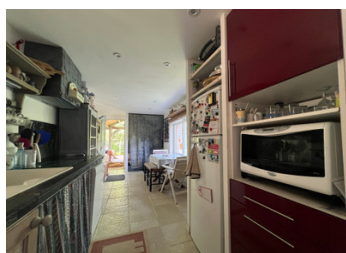
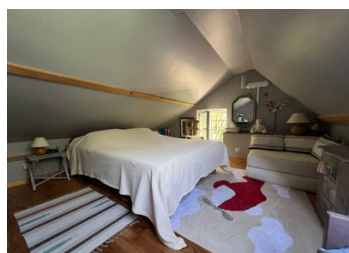
Town:	Chéniers
Department:	Creuse
Bed:	1
Bath:	1
Floor:	48 m2
Plot Size:	1851 m2

IN BRIEF

Nestled high, on the bank of the river, in an elevated position, but below the level of the road, this beautifully presented, bijoux property has no neighbours whatsoever.

Situated in the commune of Cheniers, with grocery store, and bar restaurant, it is also relatively close to the village of Bonnat with shops, supermarket, bars and restaurants, and the small, rural town of Aigurande with its farmers market every Friday.

The area of the 3-Lakes with fresh water swimming, beach bar restaurants, clean beaches and leisure pursuits is only 15 minutes (14 kms) away.

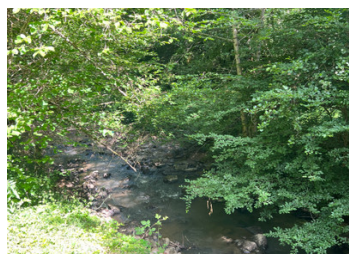


ENERGY - DPE

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 foncière: 265 EUR

NOTES

DESCRIPTION

This much loved property has been a family holiday home for over 20 years and beautifully restored and presented.

A romantic retreat, hidden from view within a woodland glen, the vendors have made the most of the views to create raised terraces for relaxing and entertaining.

There is a covered terrace for al fresco meals which leads into the property.

The galley kitchen is compact but has all modern appliances, and a dining area with large sliding double windows making most of the views.

The lounge has exposed stone walls, and oak beams and a wood burner and has a lovely cozy feel. A bed settee allows room for guests or family members.

Upstairs a large bedroom which is sufficiently large for a double bed as well as a couple of singles.

Although only one bedroom, the property is large enough for a family as the outside space gives the property a substantially larger feel.

Steps lead down to the river, which is extremely pretty and has a cooling effect on hot summer days. There is a wooden decking area with picnic table to sit and listen to the sound of the water.

Back up to the road level, the property owns a separate piece of land just facing which is large enough for a shed to store items and park in security.

More photos and information available upon request.

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