

Photo Marc Deschamps



Attractive Stone Cottage needing You !,

€60,500

23250, Chavanat, Creuse, Nouvelle Aquitaine

Ref: 4505

* 2 Beds * 1 Bath * 65m2

2 bed detached stone house, 65m2 living space, with 2077m2 (~0,51acres) garden. 20 minutes drive from Lake Vassivière and set in a quiet rural location.

- 20 minutes drive from Lake Vassivière
- Close to many river pursuits
- Horse riding and cycling
- Motorways or good roads to property
- Quiet rural location
- Golf courses
- Historic and Tourist area
- Limoges for Motorway Connections Railways and Airport
- Good walking Country
- Tennis in most Villages
- Local Produce Markets

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French Entrée 

Property Description

2 bed detached stone house, 65m² hab., with 2077m² (~0,51acres)

Ground floor:Kitchen-living room: 4,60x3,80m (17,20m²) exposed beams, wood burning stove/Lounge: 4.50x3.80m (17.20m²)

1st floor:Bedroom: 4.40x2.80m² (12.50m²)/Wc / washbasin/Bedroom: 3,90x3m (11,80m²) with shower room: 2,90m²

Attic by stairs

Cellar/Lean-to for garden tools: 4,60x2,50m (11,60m²)

Adjoining land: 2077m²

Heating by wood stove and electric radiators

Wood frames double glazing and single glazing

Sanitation system close to standard

20 minutes drive from Lake Vassivière, Quiet rural location

Property tax: 188 EUR / year/DPE-Energy report: blank

Note: the dimensions are approximate.

The local History and beauty of the area has created a growing Tourist market, village and town markets, castles and churches, plus the massive valley of the Vienne river and parc naturel regional de millevaches en limousin. Good transport links by rail, motorway, planes from Limoges and Poitiers. Undoubtedly Tourism is important here so this property might create an interesting option to buyers, hoping to buy to let, or to live full time here. Of course the rivers offers many sports, there's tennis in most villages and many good golf courses near here.

