

Detached 2 bedroom house to renovate, situated in a small village with basic amenities.

EXCLUSIVE



## INFORMATION

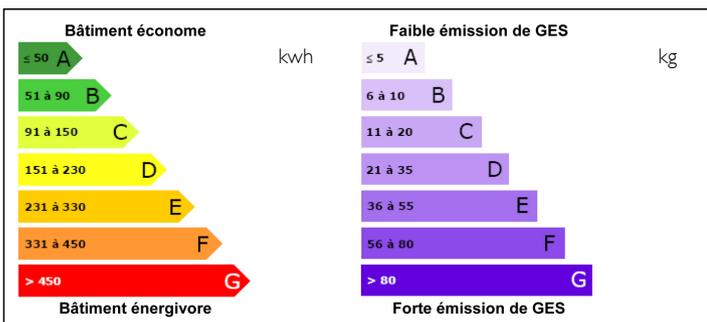
Town:	Lavaveix-les-Mines
Department:	Creuse
Bed:	2
Bath:	1
Floor:	50 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Detached 2 bedroom village cottage for renovation, services connected. An absolute bargain for those on a small budget and wanting a doer-upper.



## 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

An absolute bargain, this cute little detached cottage ready for renovation, is situated in a quaint village with a lovely bakery across the road and basic amenities.

On the ground floor as you enter you are in the old kitchen. To the left there is a lounge and a small room behind that could be opened up into a large lounge/kitchen/dining area.

Stairs to 2 bedrooms that also could be re configured.

If you want a cheap renovation you will not find anything better. It has a bathroom with toilet, so it is habitable whilst you are renovating.

The house is approx 15 minutes drive from the larger town of Guéret (23000) where you will find large supermarkets, bars, restaurants, doctors, hospital, vets and a lot more. There is a lake for swimming, canoeing, swimming and fishing.

For an absolute bargain price this would make a fab little holiday home or even an investment property to let out.

## LOCAL TAXES

**Taxe foncière: 600 EUR**

## NOTES

For more information please contact me by email.

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