

Large stone property comprising 2 studios and third apartment to renovate

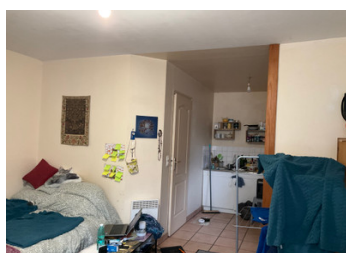


## INFORMATION

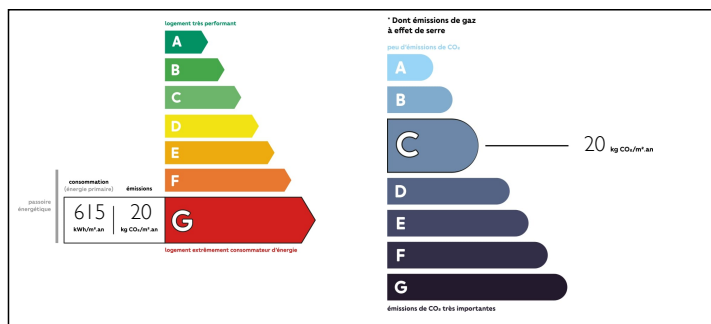
Town:	Vallière
Department:	Creuse
Bed:	3
Bath:	2
Floor:	75 m2
Plot Size:	0 m2

## IN BRIEF

Vallière is a lovely village, ideally located near popular swimming lakes, the Plateau de Millevaches, and the tapestry town of Aubusson. The village itself has a butcher, baker, post office, pharmacy, cafe-bar, village shop, car garage, most of what you need is on your doorstep. There are also active clubs in the village hall, tennis courts and cycling/horse riding trails nearby. Vallière has a nursery and primary school.

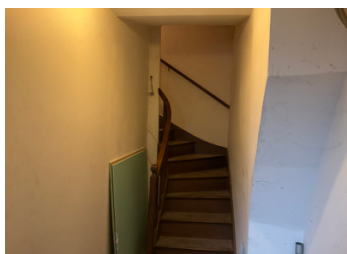


## ENERGY - DPE



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 large stone property build in around 1900 is currently divided into three residences. On the ground floor, accessed from its own front door, there is a studio apartment approx 23m2 comprising a kitchen corner with a partial divide to the living space, and a shower room.

Via a second external door, there is access to the first and second floor apartments. On the first floor the studio apartment has two rooms and a WC with sink. One room is dual aspect with three large windows making it spacious and light. There is a feature fire surround and understair storage. Upgrading is required to the kitchen/shower space.

On the second floor, there are 2 rooms to renovate (there is currently no kitchen or bathroom) and access is via a separate internal front door. There is also access from this third apartment to the loft space.

There are three separate water and electric meters. The ground floor studio has electric convection heaters and is DPE G. There is currently a tenant in this studio.

The first floor studio has no heating, nor does the top floor, but the building has been double glazed.

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

## NOTES