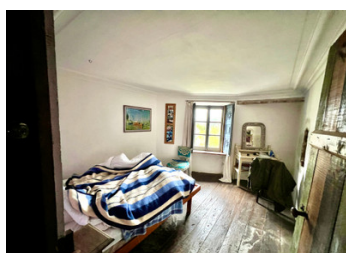


Enchanting stone cottage for renovation, barn, quaint terrace garden—your canvas to create a charming retreat.

EXCLUSIVE



INFORMATION

Town:	Fursac
Department:	Creuse
Bed:	3
Bath:	0
Floor:	125 m2
Plot Size:	1 10 m2

IN BRIEF

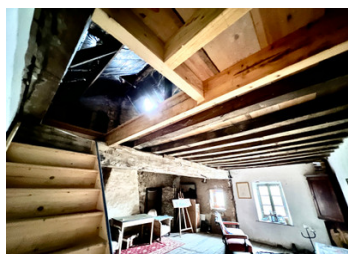
Nestled in a quaint rural hamlet amid the picturesque Limousin countryside. Just 4kms from a well-appointed village and 15kms from a vibrant market town with supermarkets, boutiques, cafés, and a train station connecting directly to Paris and the south. An ideal project for a holiday home, gîte, or family residence.

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

With a charming small terrace garden in front and a barn just meters away, this property offers excellent value. The roof, renewed in recent years with insulation, adds to the appeal. Electric and water are connected, though a fosse drainage system, new plumbing, heating, and double glazing are needed. The ground floor features a spacious open-plan salon and kitchen, with hand-built units and a fireplace. Two additional rooms can serve as a study or ground floor bedroom. The first floor comprises a large room and two others. The second floor reveals the roof and insulation. While basic, this property exudes character and original details, making it an ideal project for a skilled renovator to transform into a delightful holiday home. For more details, contact me directly.

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

LOCAL TAXES

Taxe foncière: 540 EUR

NOTES