

Large habitable 4 bedroomed farm house with outbuildings, land, 27.200m 2.72ha also a cave beautiful gardens and views.



## INFORMATION

Town:	VIEILLEVILLE MOURIOUX
Department:	Creuse
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	27200 m2



## IN BRIEF

Large habitable 4 bedroomed farm house, attached large barns, garage and other outbuildings. Gardens to the side and rear of the property and grazing land for horses or animals with further pieces of woodland. Under 1 hours drive from Limoges airport, close to a small town Benevent L'Abbaye 23210 with amenities, bars, bakery, supermarkets, doctors, vets and much much more.

## ENERGY - DPE



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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

A nice example of a Large French farmhouse comprising: On the ground floor entrance hallway, leading to a kitchen dining area with wood burning cuisiniere and into a dining room with a view of the garden. there are 2 bedrooms on this floor and bathroom with seperate toilet.

1st floor A further 2 bedrooms, shower room dressing room with toilet. Loft 25m<sup>2</sup> for renovation nice wooden floors.

2nd floor Large loft over 2nd part of the house, solid oak flooring, 73m<sup>2</sup>

Under the main house, vaulted wine cellar.

Barn with the house 124m<sup>2</sup>

Barn with cave 90m<sup>2</sup>

Garage 19.60m<sup>2</sup>

Large room with old working pizza oven, other caves.

Adjoining the buildings

Floor 1090m<sup>2</sup>

Garden 870m<sup>2</sup> with fruit trees, shrubs and plants.

Land 4049m<sup>2</sup>

Planting area 632m<sup>2</sup>

Land 12715m<sup>2</sup>

Woodland 1767m<sup>2</sup>

Woodland 6015m<sup>2</sup>

There are lots of possibility's with this property, it is habitable but also has buildings to renovate and would make a super gite complex.

## LOCAL TAXES

**Taxe foncière: 334 EUR**

## NOTES