

Beautiful, authentic granite house with outbuildings (with building plans for two gites), 19825 m2 land (suitable for animals), in quiet and idyllic hamlet with no traffic, near...



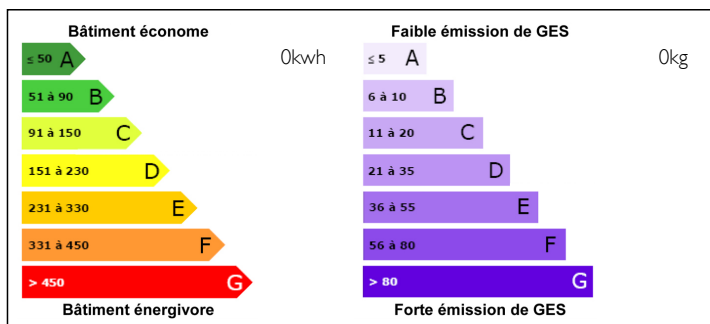
INFORMATION

Town:	VALLIERE
Department:	Creuse
Bed:	5
Bath:	1
Floor:	185 m2
Plot Size:	19825 m2

IN BRIEF

This spacious, authentic house is very beautifully situated, on the outskirts of a quiet hamlet without traffic. The house has many authentic features such as beamed ceilings and stone fireplaces in the dining room and the living room. There is an adjacent barn and workshop, as well as a separate barn. For the outbuildings there are building plans in place for the construction of two gites. The total plot size is 19825 m2, it has a well and is suitable for keeping animals. At 5 km from the village with some basic facilities, at 20 km from Aubusson with all amenities and a train station, and 75 km from Limoges (airport). Creuse, Limousin.

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

Ground floor:

- Dining room with stone fireplace (25.5 m²)
- Living room with stone fireplace and wood stove (28 m²)
- Kitchen (12 m²)
- Utility room and storage room

First floor:

- 3 bedrooms with wardrobes (15,5, 15, 12,5 m²)
- Showerroom (shower, sink, 6 m²)
- Separate toilet (1,5 m²)

Attic:

- Office room / bedroom (28 m²)
- Office room / bedroom (23 m²)

Beautiful wine cellar

Outbuildings:

- Adjoining barn and workshop, central heating system
- Separate barn

Heating:

Central heating on wood (also possible on oil), woodburner

Insulation: The roof is insulated, the windows are single glazed

Septic tank in place

LOCAL TAXES

Taxe foncière: 1072 EUR

Taxe habitation: 1000 EUR

NOTES