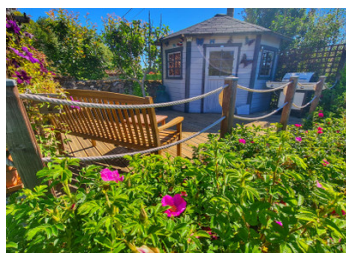
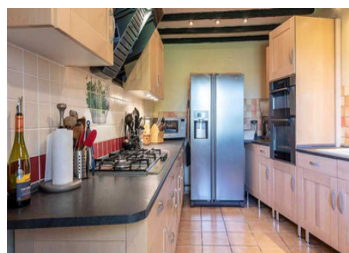
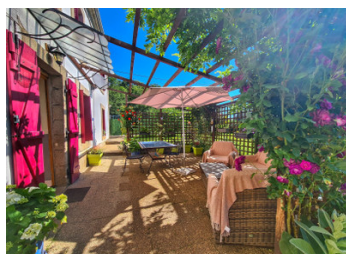


## Pretty 2 bedroom house with 3 bedroom gite just outside Aubusson



## INFORMATION

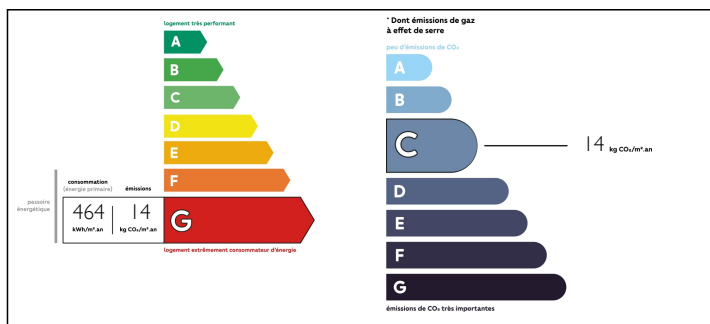
Town:	Saint-Marc-à-Frongier
Department:	Creuse
Bed:	5
Bath:	2
Floor:	183 m2
Plot Size:	4716 m2



## IN BRIEF

An amazing opportunity to purchase a 2 bedroom house with 3 bedroom gite, garden and orchard, kennels and cattery offering genuine earning potential. Near Aubusson 23200 an historic and picturesque town with all amenities . The house and gite are fully renovated and have a large variety of outbuildings and cellars.

## 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

The original farmhouse has been renovated to a good standard. On the ground floor there is a comfortable lounge with a feature log-burner and access to a cellar beneath. The lounge leads through to a refitted kitchen with high end appliances (double oven, 90cm 5 burner hob with extractor fan over and American style fridge freezer)

Up the bespoke oak staircase there is a landing with doors to a modernised bathroom and 2 double bedrooms. All the windows are oak and double glazed as is the front door.

Outside the main house is a patio area with a pergola over and a garden of approximately 600 square metres which is enclosed by new fencing and gates. From the garden there are 3 doors to the cellars beneath the second house currently being used for storage, firewood storage and a workshop. Through a gate there is the vegetable garden of approximately 400 square metres which includes a large wooden greenhouse, a large poly tunnel and a 24 square metre deck with a summer house on it. There is also access to the grooming parlour and the rear door of the office/cattery. In the office there is internet and phone connection from the main house and a door to a mezzanine storage area. There is also access to the cattery which has 6 pens with secure outside runs.

## LOCAL TAXES

**Taxe foncière: 1517 EUR**

## NOTES

In front of the office there is a parking area for the business and a hangar with covered parking for up to 4...