

PRICE REDUCTION 56,600 ! House to renovate, outbuildings, land, quiet hamlet, extra land available if desired

EXCLUSIVE



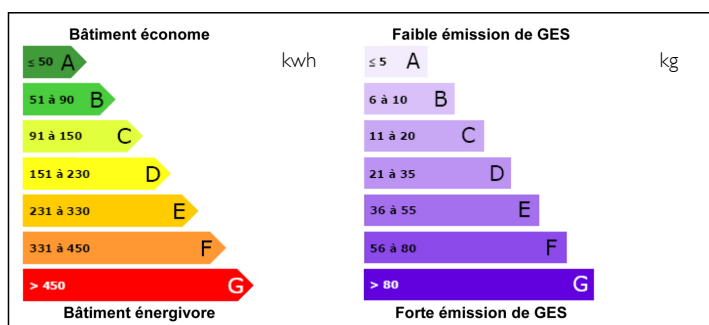
INFORMATION

Town:	Saint-Priest
Department:	Creuse
Bed:	4
Bath:	0
Floor:	140 m2
Plot Size:	2952 m2

IN BRIEF

This spacious detached farmhouse with 4 bedrooms will need renovating. It has a beautiful attached barn of approx 140 m2 with stables underneath. The house sits on 2952 m2 land and there is almost 2.5 hectares land available if desired within walking distance from the property. The house is located in a small, quiet hamlet about 12 km from Chénérailles and 19 km from Auzances, both with all daily amenities, 39 km from Guéret the administrative capital of the Creuse département, 87 km from Clermont-Ferrand (international airport) and 91 km from Mont Dore (ski slopes, Puy de Dôme). In the 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.



NOTES

DESCRIPTION

Ground floor:

- Kitchen (25.5 m2)
- Living room (30 m2)
- Entrance hall with stairs to first floor, separate toilet and a storage space

First floor:

- 4 bedrooms (15.5, 11.5, 10.5, 10.5 m2)
- landing with toilet (10 m2)

Attic

Heating: The house used to have oil central heating but it doesn't work and a new heating system will be needed.

Insulation: The house is not insulated

There is a septic tank (not up to current required standard)

Outbuildings:

- Attached barn (approx 140 m2) with stables and cellar
- Attached garage / boilerroom
- Attached pigpen
- Non-attached outbuilding

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