

Pretty Creusois farmhouse with 3 bedrooms, courtyard, garden and large barn near Ahun.



INFORMATION

Town:	Ahun
Department:	Creuse
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	711 m2

IN BRIEF

A pretty, traditional Creusois farmhouse. The adjoining barn has been converted on the ground floor to provide spacious living accommodation. The first floor of the barn is enormous and as yet unconverted - it could provide further living accommodation or could be an amazing art/dance or music studio! This could be a fantastic family home or a holiday home as it is easy to lock up and leave. The house is in a village with a locally renowned restaurant, near the beautiful town of Ahun. The beautiful tapestry town of Aubusson is just 20 minutes away with its shops, bars, restaurants, swimming pool complex, theatre, cinema, doctors, dentist, vet and hospital.



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: utility room, boiler room, spacious living room with fireplace and a bar area and patio doors to courtyard (7.7m x 7.2m), fitted kitchen/dining area with fridge, hob, oven and double sink, bathroom, separate WC

FIRST FLOOR: Bedroom 1 (3m x 4.3m), Office (2.1m x 4m), first floor of barn - unconverted (12.6m x 7m), WC

SECOND FLOOR: Bedroom 2 (4.2m x 2.4m), Bedroom 3 (3.6m x 2.5m)

EXTERIOR: large courtyard, covered terrace and spacious outbuilding, garden.

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

LOCAL TAXES

Taxe foncière: 803 EUR

NOTES