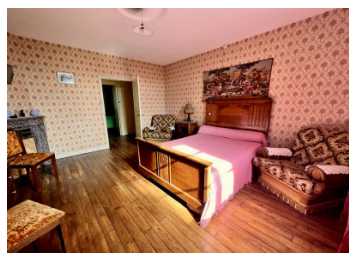


Lovely four bedroom stone ferme with barns, an acre of garden and beautiful views.



INFORMATION

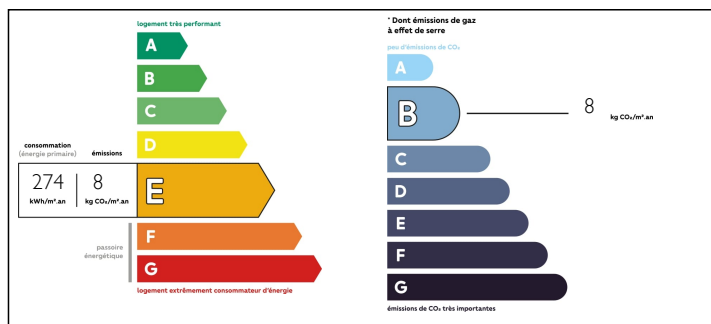
Town:	Le Grand-Bourg
Department:	Creuse
Bed:	4
Bath:	1
Floor:	148 m2
Plot Size:	4430 m2



IN BRIEF

This old stone ferme with adjoining barns, in need of updating throughout, though habitable, and in very good condition. The vendors have updated heating system in Dec 2022, to an eco efficient system de Pompe a chaleur de 12kw ,and the attic has been completely insulated . Very close to amenities , including schools and grocery store. With an acre of land wrapping around the property, a very quiet corner of the Creuse region.

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.



LOCAL TAXES

Taxe foncière: 450 EUR

NOTES

DESCRIPTION

With a private driveway off the quiet country road, and lots of private parking.

The property sits in an elevated position, with lovely views to the side and front.

Entering into the property from the front, with a small entrance porch, and into the kitchen/ dining room, (23.73m²), with open fire place with a wood burner fire, built in original cupboards, tiled floor, with a connecting room, ideal utility or walk in pantry, (11m²). Through to the salon, (20m²) with a connecting room of 11m², potentially more living space, and another room housing the central heating system. There is also a separate WC.

On the first floor are four double bedrooms, all with original wooden floors and two with marble fireplaces. (17.56, 15.60, 11.50, 11.50m²) And all having beautiful views .

There is a spacious family bathroom with sink unit, bath, and WC, tiled .

Along the landing and up a second staircase to the attic, in very good condition, with exposed A frame and roof trusses, and here you can see the roof is in good condition. Ideal for more accommodation, with the correct permissions in place.

The whole property, though needing updating , is completely habitable, and has been kept in a very good state of repair by the vendors.

The property has oil central heating, and a septic tank drainage system, fully functioning, but does not conform.

Outside the property has a large connecting barn and outbuildings, of 350m², with roof in very good condition, and a small annexe of...