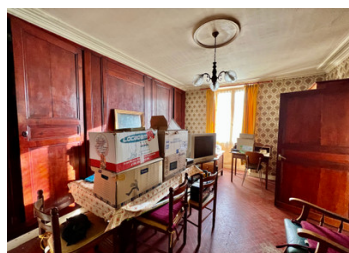


Three bedroom Village house to renovate completely, with outbuildings and land.



## INFORMATION

Town:	Fleurat
Department:	Creuse
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	5409 m2



## IN BRIEF

A renovation project, though the property is habitable but basic. With land close by this is ideal for a small holding enterprise. A roof in good condition and with three bedrooms in a small village not too far from a larger village with amenities.

## 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

A semi-detached property consisting of, on the ground floor and entering directly into the kitchen ,(25.58m<sup>2</sup>), spacious enough to be a dining kitchen. Stone floors and large fireplace housing the wood fired cooker. Through to the salon/ dining room with fireplace and built in cupboards,(16.22m<sup>2</sup>), and close to the bathroom with WC.

From the kitchen through to a hallway with a small pantry room of 5.60m<sup>2</sup>.

On the first floor are three bedrooms off a landing, all with wooden floors,(17.70m<sup>2</sup>, 13.10m<sup>2</sup>,11m<sup>2</sup>,7.91m<sup>2</sup>)

On the second floor an attic is accessed by stairs, and is 56m<sup>2</sup>. The roof is in good condition with a slate tile covering. There are two windows, and with the correct permission, this could be more living space.

Outside to the rear courtyard are three small outbuildings of 18m<sup>2</sup>, ideal storage space.

There is a cellar accessed from the front of the exterior of the property.

Across the small lane, is a good-sized garden of approximately 2000m<sup>2</sup>. It has double gated access, and is ideal for off-road parking.

There is a small workshop barn, of approximately 40m<sup>2</sup>, and has a large hangar of 80m<sup>2</sup>,to the rear with an attached garden.

Close by down the quiet lane are two plots of land, ideal for planting or keeping small grazing animals.

The property will require a new septic tank drainage system, and it is connected to mains water and electric.

For more information, contact me directly.

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

## LOCAL TAXES

Taxe foncière: **650 EUR**

## NOTES