

Three bedroom Farm house a second to renovate, in a courtyard setting, with barns and 2000m2 of land.



## INFORMATION

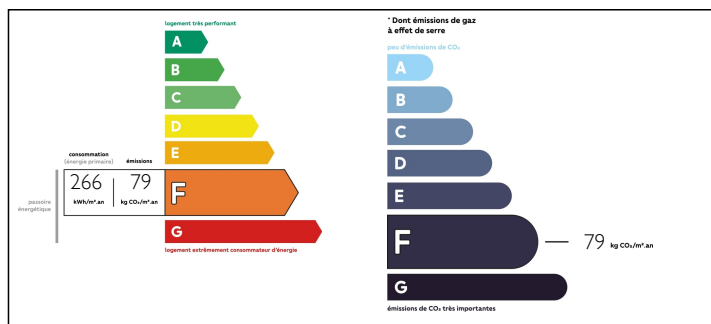
Town:	La Celle-Dunoise
Department:	Creuse
Bed:	3
Bath:	1
Floor:	0 m2
Plot Size:	2602 m2



## IN BRIEF

This old farm once the hive of the hamlet is set around a courtyard with two houses, and lots of outbuildings. One house habitable, the second a renovation project. Water ,electricity and oil central heating are connected to the habitable property. A few minutes drive to the nearest village with amenities, is Bussiere Dunoise, and the nearest town is Dun la Palestel. The closest airport is Limoges, an hour's drive with daily flights to the UK.

## 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

Set around the courtyard the outbuildings consist of a large barn of approximately 80m<sup>2</sup>, two garages ,(9.51,11.25m<sup>2</sup>), Open hangar of 80m<sup>2</sup>, Passage connecting to the rear of the property with old wood store, workshop, a cellar, and the original bread oven. To the rear of the property is a second large hangar for machine storage, and a functioning well.

The habitable property consists of , on the ground floor;

Kitchen,9.50m<sup>2</sup>, salon,11.70m<sup>2</sup>, another room ,9.25m<sup>2</sup>, and the bathroom of 4m<sup>2</sup>. Off the kitchen is a room housing the heating system.

On the first floor are three double bedrooms off a spacious landing, 8.15m<sup>2</sup>,8.56m<sup>2</sup>,8.67m<sup>2</sup>, and stairs up to an attic of 41.50m<sup>2</sup>.

The second house , has three rooms on the ground floor, 38.40m<sup>2</sup>, 11.82m<sup>2</sup>, 11.32m<sup>2</sup>. The second floor is accessed by the outside steps, and has a large attic of 72m<sup>2</sup>. And with the correct planning in place, this could be more habitable space.

The property is full of original features and character, stone built buildings, and cobbled courtyard. The parcels of land are to the rear of the property, accessed directly from the property, and has an access directly onto the land from a small entrance to the rear. Old the land is attached.

For more information please 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: **657 EUR**

## NOTES