

Hamlet property to completely renovate with barn and land.



## INFORMATION

Town:	Bussière-Dunoise
Department:	Creuse
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	2460 m2

## IN BRIEF

This charming two bed property is full of potential, anyone looking for a project with a smaller budget must consider this as a great opportunity.



## 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

The property sits in an elevated position and comprises the following, a two-bedroom house, a cellar, a garage or workshop, a spacious barn and land of half an acre.

In the property on the ground floor, a salon/ dining room with fireplace of 17m<sup>2</sup>, through to a basic kitchen of 9.77m<sup>2</sup>, a small room of 7.25m<sup>2</sup>, and a basic bathroom.

On the first floor are two bedrooms of 10.65m<sup>2</sup> and 9.55m<sup>2</sup>, a spacious landing of 17.72m<sup>2</sup>, and a WC. There is access to the attic.

The property has electricity and mains water connection. Across the small lane is the pasture land and small garage or workshop of 18.52m<sup>2</sup>, and across the other side of the road is the barn of 100m<sup>2</sup> over two levels, with a small courtyard to the back.

The property has no heating, has single glazed windows, and will need the septic tank system updated, as well as plumbing, insulation and a rewire. The vendor is open to serious offers. For more information, contact me directly.

-----

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

## NOTES