

A full renovation project for this stone house, located in a village with commodities, in a pretty area.

EXCLUSIVE



INFORMATION

Town:	Mérinchal
Department:	Creuse
Bed:	6
Bath:	1
Floor:	190 m ²
Plot Size:	5343 m ²

IN BRIEF

This lovely stone house needs a complete renovation project and has a nice view ; Spacious with an around 190 m² habitable surface, including an old shop and a workshop of 94 m² which could be included into the habitable area accessible from the house and from the street, The attic is convertible. The first garden has a well and is 400 m² in size (including the house), the second garden is close to the house and it is 485 m², further at 1 km from the house there is a wooded land that is 4458 m². Located in a pretty area, perfect place for walkers, at 60 km from le Puy de Dôme (ski slopes) and at 68 km from Clermont -Ferrand airport (international airport).



ENERGY - DPE

DPE not required.

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 :

The old shop : 20 m²

The kitchen and back kitchen : 25 m²

A corridor and the stair case

The workshop : 94 m²

First floor :

bedroom 1 : 16 m²

bedroom 2 : 16 m²

bedroom 3 : 23 m²

bedroom 4 : 18 m²

bedroom 5 : 12 m²

bedroom 6 : 33 m²

corridor and : 12 m²

landing and wc. : 16 m²

workshop : 94 m²

cellar

garden 1 : 400 m²

garden 2 : 485 m²

land : 4458 m²

water well

connected to the main drainage

No heating system

multiple fire place

2 cellars

LOCAL TAXES

Taxe foncière: **364 EUR**

NOTES

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