LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A30345JET23 Price: 99 550 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 500 EUR without fees)

Large traditional family home, in the centre of a peaceful rural village. Garden, garage and outbuildings.















INFORMATION

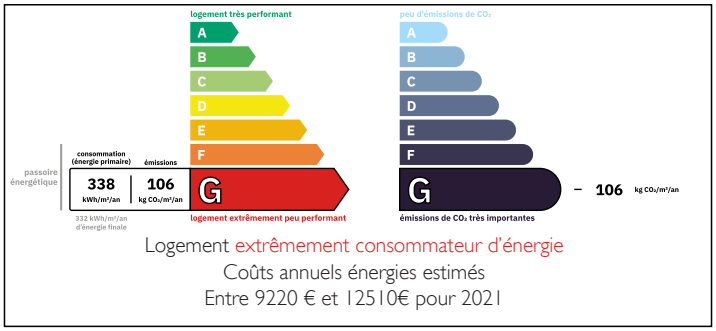
Town:	Fransèches
Department:	Creuse
Bed:	4
Bath:	1
Floor:	216 m2
Plot Size:	1211 m2

IN BRIEF

Built at the same time as the Eiffel tower in 1888 this traditional granite property was the former café bar in a little French rural hamlet. The house is located off the central "square", with open views out the back to the countryside beyond. The hamlet is well known for its annual fête and walks. 240 people live in the whole commune which stretches to nearly 9km2. That means a population density of 0.13 habitants per square km. The location is ideal for young families, or those who enjoy the outdoors and who may want a source of income from a larger property. There are plenty possibilities with this place, and there is scope to extend further by converting the large loft (115m2). You may just fancy the sociability of having a bar and extra entertaining space in your house.

Please do get in touch if you would like more information. I have lived in the area for nearly 20 years so can give more details about the surrounding towns, villages and activities too.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 9220 € et 12510€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

This former café bar with spacious owner accommodation is in Fransèches, a tiny French rural hamlet. The house is located in the centre of a cluster of houses, with open views out the back to the countryside beyond. Aubusson and Ahun, both pretty ancient towns are not far away.

At street level, there is an entrance hall, a large kitchen with double doors to the living roommate. There are patio doors to a small balcony and views out the back. At the right of the entrance hall there is what would have been the café bar (two rooms). The veranda leads to an elevated terrace with two bread ovens.

On the first floor there are 4 bright double bedrooms with high ceilings, a bathroom and landing.

The large basement area consists of two vaulted cellars.

Outside there are two small outbuildings and a former small kennel. These are in the attached garden which leads to a rear gate and the countryside beyond. Additionally , and not attached to the main property but only a stone's throw away, there is a barn (7.7m x 6.5m - big and high enough for a car or campervan but with some granite rocks in the floor area) , an old stable (6.7m x 5.2m on two levels with a ladder to the loft space), and a separate garden with outbuilding (5.8m x 3.3m with small attached greenhouse) included in the sale.

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