LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39212SBV23 Price: 44 100 EUR

agency fees included: 6600 € TTC to be paid by the buyer (37 500 EUR without fees)

Charming village house















INFORMATION

Town:	Saint-Georges-la-Pouge
Department:	Creuse
Bed:	3
Bath:	1
Floor:	101 m2
Plot Size:	114 m2

IN BRIEF

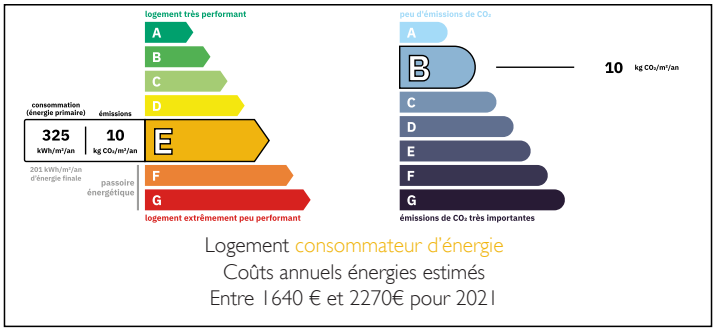
Charming village house with endless possibilities in the heart of the Creuse

This former grocery store sits on a peaceful village square and offers a unique opportunity to bring your dream project to life. Whether you envision a cozy café, a small shop, or simply a charming home, everything is possible here. The property is move-in ready but also offers room for a creative makeover.

On the ground floor, you'll find a bright living area with an open kitchen, double-glazed windows, and electric heating complemented by a central wood stove that heats the entire house. The bathroom with shower and toilet is also on this level. Outside, there's space for a terrace or garden, plus an adjoining outbuilding and a separate barn for storage.

Upstairs, three rooms and a large attic (not yet insulated) provide plenty of potential. The location is...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1640 € et 2270€ 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.

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LOCAL TAXES

Taxe foncière: **104 EUR**

NOTES

DESCRIPTION

Charming village house with endless possibilities in the heart of the Creuse

A cozy home right in the middle of a peaceful village square, where life still feels authentic and relaxed. This former grocery store is much more than a house – it's a unique opportunity to bring your dream project to life. Whether you envision a welcoming café for hikers and locals, a small shop, or simply a charming home for yourself, everything is possible here.

The property is move-in ready if you wish, but also offers plenty of room for a creative makeover.

On the ground floor, you'll find a spacious living area with an open kitchen and a bright lounge. The windows are double-glazed, and the electric heating is complemented by a central wood stove that heats the entire house, with space for wood storage. The bathroom with shower, sink, and toilet is also on the ground floor.

Outside, there's an open space that can be transformed into a sunny terrace or a small garden, with an adjoining outbuilding ideal for a summer kitchen or creative workshop. There's also a separate barn with side access, perfect for storage or firewood.

Upstairs, three rooms can be used as bedrooms, offices, or guest rooms. The large attic, not yet insulated, offers additional possibilities for expansion. The garden is low-maintenance, the septic tank is functional (though not compliant), and the location is ideal: quiet, green, yet close to amenities.

A charming house full of character and potential – ready...