

Charming renovation project with two houses, a barn, and land in a beautiful setting 10 minutes to a town.

EXCLUSIVE



INFORMATION

Town:	Trois-Fonds
Department:	Creuse
Bed:	1
Bath:	1
Floor:	140 m2
Plot Size:	11000 m2

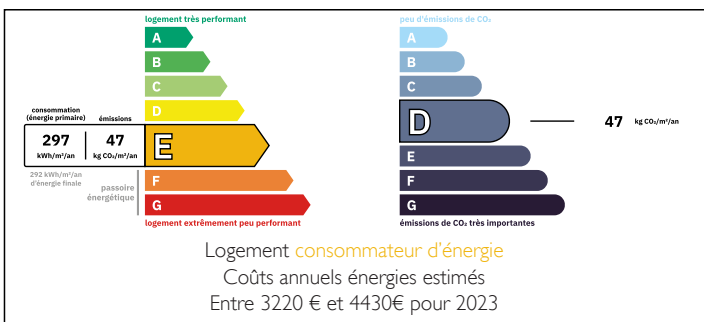
IN BRIEF

Set within its own grounds, this very pretty stone property is full of potential and ready to be transformed into a comfortable family home. It includes a second smaller house and an attached barn, offering plenty of options — from guest accommodation to business opportunities such as a gîte or bed and breakfast.

Surrounded by over one hectare of land, the property enjoys peaceful rural surroundings and beautiful open views.

Whether you're dreaming of a family retreat, a holiday rental venture, or a self-sufficient lifestyle, the possibilities here are truly endless.

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

This charming stone-built property with terracotta tiled roofs couldn't be more traditionally French. With two sets of double gates and private off-road parking for several cars, it offers both character and convenience.

Although basically habitable, the property remains a renovation project, with several major improvements already completed — including a new gas central heating system, double glazing, and an insulated attic roof. The property is connected to mains water and electricity.

Ground Floor

The entrance opens into a spacious living room (51 m²) with a fireplace and wood-burning stove, tiled floors, and exposed beams. This leads through to a kitchen (28 m²) with ample space for a dining table and chairs.

A basic shower room and WC are accessed from this area.

Also on the ground floor is an annexe room (27 m²), currently used as a gym. With some reconfiguration, it could easily serve as a study, guest bedroom, or second living room.

First Floor

A landing area (13 m²) leads to a bathroom (4.5 m²) with bath, sink, and WC, and to a double bedroom (18 m²).

Attic

A staircase leads to the attic space (40 m²) — ideal for conversion into a master suite, showcasing the original A-frame beams and high rafters.

Outbuildings and Exterior

Attached to the main house is a two-storey barn of

LOCAL TAXES

Taxe foncière:

800 EUR

NOTES