LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41113LEL23 Price: 246 100 EUR

agency fees included: 7 % TTC to be paid by the buyer (230 000 EUR without fees)

Ancient 17th-century historical house for full interior renovation, with fishing lake and 4 acres of land.















INFORMATION

Town:	Noth
Department:	Creuse
Bed:	5
Bath:	0
Floor:	240 m2
Plot Size:	30000 m2

IN BRIEF

Dating back to the 17th century, this characterful property offers a rare opportunity to bring a piece of history back to life. The building is already watertight, with double-glazed windows and doors installed — leaving the rest ready for full renovation to create a bespoke home.

To the rear of the property, a gentle walk leads down to a beautiful 3.5-acre fishing lake, believed to be stocked, though the species remain a mystery. The lake appears on land registry records as far back as 1825, while the house itself is first mentioned in the 1600s — a remarkable testament to its heritage and setting.

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.

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LOCAL TAXES

Taxe foncière:	**398 EUR**

NOTES

DESCRIPTION

The property stands alone on its land, surrounded by established trees and foliage, with the grounds gently sloping down to a picturesque lake.

Inside, the house is currently a shell, comprising a ground floor, first floor, and a majestic attic space, all under a recently renovated roof. Two internal staircases at either end of the property connect the floors.

Ground floor: Three rooms

First floor: corridor and four rooms, plus an ancient toilet room

Second floor: the attic room

All windows have been replaced with double-glazed units and lockable shutters.

The property requires a full renovation, including:

Complete electrical installation

Heating system

Plumbing

Insulation throughout walls and roof

Plaster boarding

Kitchen and bathrooms

Fosse septique installation

The lake does not currently meet regulations, but a new buyer has three years to complete the work. This will include:

Removing trees and overgrowth within and around the lake