LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42957LEL23 Price: 224 900 EUR

agency fees included: 7 % TTC to be paid by the buyer (210 200 EUR without fees)

Very spacious farmhouse with four bedrooms, barns, swimming pool and large gardens















INFORMATION

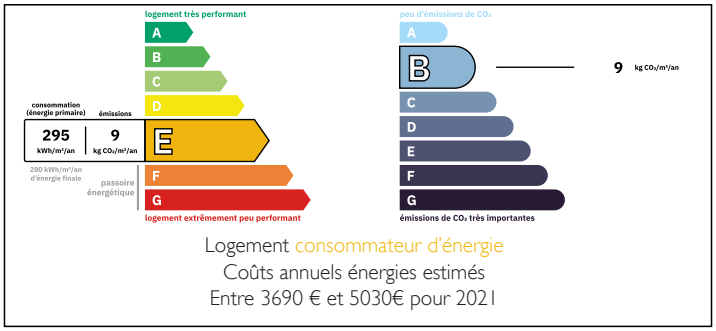
Town:	Bazelat
Department:	Creuse
Bed:	4
Bath:	2
Floor:	190 m2
Plot Size:	5000 m2

IN BRIEF

Set on over an acre of land, including an orchard of fruit trees, this property offers a wealth of possibilities, such as a smallholding or market garden. One of the barns has been converted into a two-storey habitable space, ideal for a gîte or additional living accommodation.

Situated down a quiet lane in a peaceful hamlet, the property features double gates leading onto the grounds. The main house is a four-bedroom farmhouse complemented by barns and outbuildings, and boasts an exceptional in-ground swimming pool. From the rear, enjoy wide-open countryside views, making this a truly tranquil and versatile home.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3690 € et 5030€ 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:	**650 EUR**

NOTES

DESCRIPTION

This property has been thoughtfully renovated with intelligent use of space and updated throughout to create a comfortable and welcoming family home.

Renovation Works Completed

Full electrical rewire completed

High-quality double-glazed windows, shutters, and doors installed

Entrance driveway fully tarmacked with farm gates at each access point

Two additional floors created within each barn, one with an external staircase serving the two-level renovation

Micro-station fosse (septic system) installed in 2022

Additional bedrooms and a shower room with WC created on the upper floors

All newly developed areas fully insulated

New hot water tank installed

Heating

The ground floor is heated primarily by a wood-burning stove in the kitchen, which also heats the downstairs bathroom.
The main salon features a wood-burning fireplace.
The second salon benefits from a pellet burner, which also supplies heat to the upstairs bedrooms via connected radiators.

Accommodation
Ground Floor

A spacious kitchen and dining room,(46m2), with space for a lounge area. The fitted kitchen includes floor cabinets and open shelving, complemented by