LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43401LEL23 Price: 113 360 EUR

agency fees included: 9 % TTC to be paid by the buyer (104 000 EUR without fees)

A characterful stone cottage in a hamlet setting spacious gardens and barn with outbuilding, perfect retreat







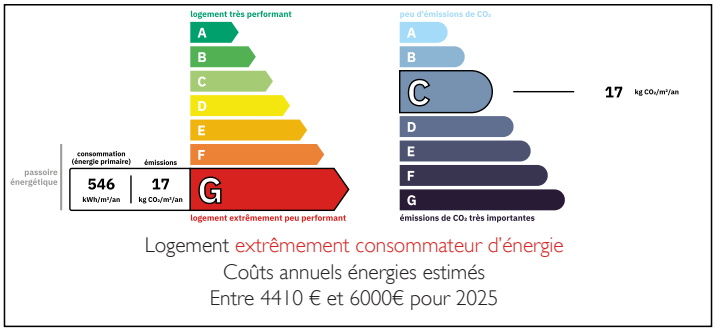








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4410 € et 6000€ pour 2025

INFORMATION

Town:	Roches
Department:	Creuse
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	2169 m2

IN BRIEF

This delightful three-bedroom stone house is set in a tranquil hamlet near Roches (23), offering a perfect blend of character, space, and potential. Ideal as a holiday retreat or a full-time residence, the property exudes rustic charm while providing plenty of room to make it your own.

The house is complemented by a large barn and a couple of outbuildings, offering exciting possibilities for conversion or additional living and storage space, subject to planning permission. The surrounding gardens provide a peaceful and private setting, perfect for outdoor entertaining, gardening, or simply enjoying the serenity of the countryside.

With its traditional stone construction, the home retains authentic character while providing a canvas for modernization and personal touches. Its location offers the best of both worlds: a quiet, rural lifestyle yet within easy reach of local amenities in Roches

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:	**891 EUR**

NOTES

DESCRIPTION

This charming three-bedroom stone house is nestled in a peaceful hamlet near Roches (23) and offers generous living space with excellent potential—ideal as a holiday retreat or a full-time residence. The property includes a large barn, well-maintained gardens, and versatile outbuildings that could be converted (subject to planning permission), making it a wonderful opportunity to create your dream countryside home.
The ground floor offers a welcoming kitchen and dining room featuring a fireplace and wood-burning stove, creating a warm and characterful heart to the home. There is also a family bathroom with WC, and a cosy sitting room, again with a wood-burning stove, which opens through to a small barn area currently used for storage, offering excellent potential.

On the first floor, a spacious landing provides a versatile additional living space, ideal as a home office or second sitting room. This level also comprises two generous double bedrooms, one of which enjoys a Juliet balcony, along with a shower room and WC.

The second floor hosts a further well-proportioned bedroom, perfect for guests or a peaceful principal suite.
The electrics have been updated in recent years.
For more information on this property please contact me.

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