LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43611JNK23 Price: 134 999 EUR

agency fees included: 9 % TTC to be paid by the buyer (123 853 EUR without fees)

Beautiful stone house with 4 bedrooms, attached barn, orchard, gardens and over a hectare of land near Mainsat















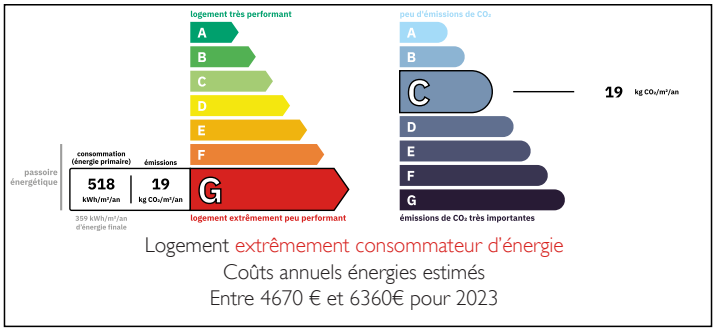
INFORMATION

Town:	Mainsat
Department:	Creuse
Bed:	4
Bath:	2
Floor:	126 m2
Plot Size:	13050 m2

IN BRIEF

This is a lovely country home with vast potential for equestrian activities or even a glamping site! Situated in a peaceful rural hamlet with many beautiful surrounding villages and lakes, this house has retained many of its original features and is very conveniently located just over 1km from Mainsat with local amenities including school, grocery store, restaurant, post office, doctors and pharmacy. Auzances is only 14km away with a large supermarket, a bakers, restaurants and a weekly market. The historical town of Aubusson renowned for its famous tapestry centre is only a thirty minute drive away with its excellent amenities including swimming pool with spa, sauna and steam facilities, cinema, bars restaurants and two supermarkets. Limoges International airport is approximately an hour and half drive with daily flights to the UK.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4670 € et 6360€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**834 EUR**

NOTES

DESCRIPTION

The property is entered through imposing gates from the road and has no immediate neighbours due to the size of the plot.
GROUND FLOOR: modern, light vestibule (5m2), dual aspect living room with fireplace and wood burner (24.4m2) with door to the terrace and garden beyond, next to the living room is a fitted kitchen with dining area (18.9m2). Also on the ground floor there is a good-sized storage room (9.8m2) and a shower room with wash basin and WC.
FIRST FLOOR: original stairs to the first floor, which consists of a landing leading to a shower room with wash basin and WC and two large bedrooms - bedroom 1 (19.7m2) and bedroom 2 (20m2). At each end of the long landing there are stairs to two attic bedrooms (accessed separately) bedroom 3 (13.5m2) and bedroom 4 (20m2). One of these has a separate WC. Also on the first floor, but with its own entrance from the garden, is a large self-contained room (17m2), which could be made into a letting bedroom or separate studio. The house is partially double-glazed and is heated by a wood burner on the ground floor and several electric radiators.

EXTERIOR
Outside, there is a huge stone barn, which still has the original stone feeding troughs and a workshop. To the rear of the house is an attractive stone terrace and garden with fruit trees and over a hectare of pasture land.

All measurements are approximate.

More information and photos...

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