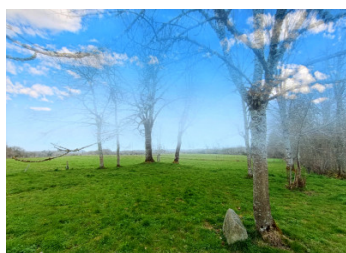


Lovely farmhouse, great potential to convert barn, 8745 m2 land, nice views, quiet location close to amenities



## INFORMATION

|                    |                |
|--------------------|----------------|
| <b>Town:</b>       | <b>Crocq</b>   |
| <b>Department:</b> | <b>Creuse</b>  |
| <b>Bed:</b>        | <b>1</b>       |
| <b>Bath:</b>       | <b>1</b>       |
| <b>Floor:</b>      | <b>145 m2</b>  |
| <b>Plot Size:</b>  | <b>8745 m2</b> |



## IN BRIEF

This lovely farmhouse is actually used as a secondary residence; although in need of renovation to current standards, it is immediately habitable and it has great potential to convert the attached barn into more accommodation. The property has 8745 m2 attached land (pasture, quite flat) with nice and open views. The property is situated in a quiet little hamlet at approx 6 km's from Giat with all daily amenities and its popular market every 2 weeks, at approx half an hour drive from Aubusson, Ussel and Pontaumur, with daily amenities and more. The property is within an hour drive from lovely places such as Lac de Vassivière in the Creuse and Mont Dore (ski slopes) in the Puy de Dôme. In the Creuse, Limousin.

## 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.



## DESCRIPTION

Garden level:

- Kitchen / dining room with stone chimney and bread oven and access to garden (31 m2)
- Bathroom (toilet, sink, shower, hot water tank, washing machine) (6 m2)
- Utility room (7 m2)
- Kitchenette with access to the stable (9 m2)

First floor:

- Living room (45 m2)
- Bedroom (15 m2)
- Living room / dining room with glass doors and French balcony with access to the barn (32 m2)
- Attached barn (approx 78 m2 and approx 78 m2 in the attic)
- with underneath stable (approx 112.5 m2)
- 2 pigsties

Heating: there is currently no heating

Insulation: A few windows are double glazed, apart from that the property is not insulated

The property is connected to a septic tank (not according to the regulations)

## LOCAL TAXES

Taxe foncière: **739 EUR**

## NOTES

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