

Large house and barn to renovate dating from 1694 in St Hilaire-le-Chateau - just 20 minutes from Aubusson.



INFORMATION

Town:	Saint-Hilaire-le-Château
Department:	Creuse
Bed:	7
Bath:	0
Floor:	0 m2
Plot Size:	5561 m2



IN BRIEF

Dating back to 1694, this charming stone property offers a rare opportunity to restore a home rich in history and character. It is set in a peaceful, village environment and comprises a main house and a large, attached barn with land of 5,561 m2 (the land is not attached but is just across the road).

The property is packed full of beautiful original features, including exposed beams showcasing traditional craftsmanship, wood panelling, period fireplaces and a stone staircase.

Albeit a total refurbishment (roof, plumbing, electricity and septic tank) this unique property offers total artistic license to create a unique home. The barn and large plot of land offers even more opportunity to realise your dream project, large family home, holiday retreat or gite - this really is a chance to bring a historic French home back to life!

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

GROUND FLOOR: kitchen/ living room: (37.20m²) concrete floor, with large original fireplace, pantry (10m²), room with original panelled walls and carved wooden fireplace (17m²)

Barn attached, communicating with the interior of the house(95m²)

FIRST FLOOR: with original parquet flooring accessed a charming, stone staircase
7 rooms (some of which interlink) giving a total of 179m², ceiling heights of 3.10m approx.

Oak staircase leading to .2 attics, which could be easily converted

Attic 1: (83.80m²) original tiled floor and several small windows

Attic 2: (95.60m²)

Mains water and electricity connected

Single glazed wooden framed windows

Septic tank to be installed - there is no WC or bathroom in this property.

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

LOCAL TAXES

Taxe foncière: **254 EUR**

NOTES