LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44031JNK23 Price: 49 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (43 000 EUR without fees)

Adorable little cottage with large attached barn in a pretty village not far from Chenerailles















INFORMATION

Town:	Saint-Julien-le-Châtel
Department:	Creuse
Bed:	2
Bath:	1
Floor:	61 m2
Plot Size:	382 m2

IN BRIEF

This is an adorable little property, which used to be the village blacksmith's. It consists of a cottage and attached barn. It has been rewired, freshly decorated, it has a new brick fireplace and is double glazed. It has the most beautiful countryside views to the front. It has 2 good-sized bedrooms upstairs and a third room off the larger bedroom, which could be a great office or dressing room. As the barn is attached, it would be possible to extend the downstairs accommodation into the barn (with the correct permissions). The cottage would be perfect as a holiday home as it is easy to lock up and leave. It has a small outside space to the side and a larger vegetable plot just 5 minutes walk away near the mairie.

The property is just 25 minutes from...

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.

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.
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DESCRIPTION

GROUND FLOOR: spacious living room with brick fireplace ready for a wood burner (4.73m x 4.3m), kitchen/diner (4.9m x 1.8m), outside access to the barn, which is split into two sections (6.8m x 2.9m and 4m X 6.4m) with attic space above and a further storage space accessed from the side of the property.
FIRST FLOOR: bedroom 1 (3.5m x 3.7m), bedroom 2 (3.2m x 3.7m) leading to office/dressing room (2.4m x 3m), bathroom (2.5m x 2.9m) with separate toilet.

Small garden area to the side with established plants - roses, camellias and peonies.
Larger vegetable garden of 228m2 just 5 minutes walk away near the mairie.

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

NOTES

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