

Spacious farmhouse + guest house, barns, 4679 m2 land, great views, quiet hamlet location, close to amenities

EXCLUSIVE



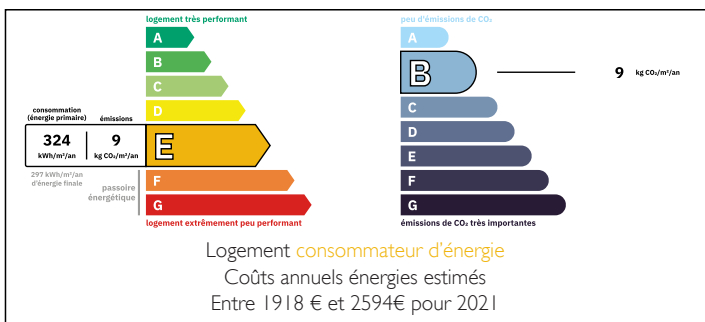
INFORMATION

Town:	Évaux-les-Bains
Department:	Creuse
Bed:	5
Bath:	3
Floor:	245 m2
Plot Size:	4679 m2

IN BRIEF

This lovely property contains a stone and spacious 4 bed 1 bath house with an outside bathroom and toilet, a stone outbuilding that could be used for various purposes, a lovely covered terrace where you can enjoy the fantastic view, a separate barn partly converted in a separate and lovely 1 bed 1 bath guest house, another separate barn, on a plot of 4679 m2. The main house is immediately habitable and the guest house has been created only a few years ago. It could be used as a permanent residence or a holiday residence, and it also has potential to make it for example a B&B/gîtes business and/or to receive groups. The property is located in a small and quiet hamlet, only a few km's away from the lovely little town Evaux les Bains, known for its...

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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.



LOCAL TAXES

Taxe foncière: 757 EUR

NOTES

DESCRIPTION

This lovely property contains a stone and spacious house with an outside bathroom and toilet, a stone outbuilding, a lovely covered terrace where you can enjoy the fantastic view, a separate barn partly converted in a separate guest house, another separate barn, on a plot of 4679 m2.

Main house:

Ground floor:

- Entrance hall with toilet (11 m2)
- Kitchen / dining room with chimney, bread oven and woodburner (36 m2)
- 2 utility rooms with warm water boilers (16 + 9 m2)

First floor:

- Living room with chimney and woodburner (36 m2)
 - Bedroom (16.5 m2)
 - Large bedroom (31.5 m2)
 - Bathroom (shower, sink, toilet) (12 m2)
- Second floor:
- Bedroom (10 m2)
 - Bedroom (9 m2)

- Outside shower and sinks in old chicken coop (attached to the house)
- Outside toilet (attached to the house)

Heating: 2 woodburners

Insulation: Almost all windows are double glazed, the roof is insulated

The house is connected to a septic tank (not 'aux normes')

Outbuilding (old pigsty) converted into a multifunctional space

Guest house:

- Living area with an equipped kitchen and mezzanine (33 m2)
- Bedroom with ensuite bathroom (shower, sink,