LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46626MRS23 Price: 199 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 000 EUR without fees)

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

EXCLUSIVE















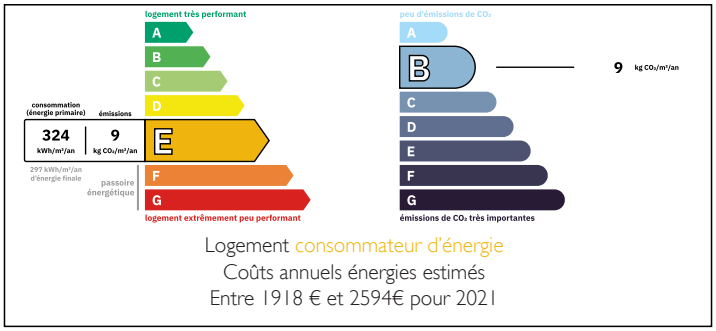
INFORMATION

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...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1918 € et 2594€ pour 2021

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.

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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 multifonctional space

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