LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46785MKE23 Price: 371 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (350 000 EUR without fees)

Large Farm with 2 houses, over 90 acres of land. Uninterupted views. No neighbours.















INFORMATION

Town:	Sardent
Department:	Creuse
Bed:	5
Bath:	2
Floor:	196 m2
Plot Size:	367636 m2

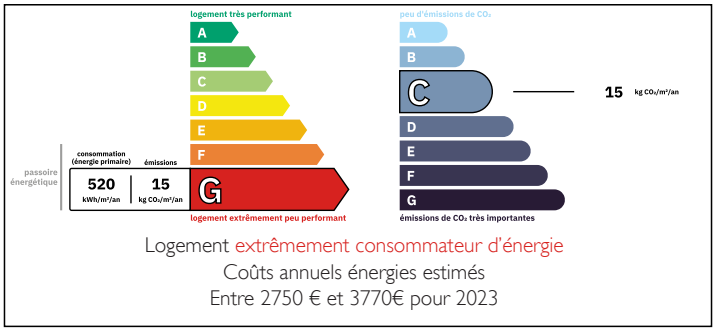
IN BRIEF

Nestled in the heart of the rural landscape of La Creuse, with unspoiled views and 360 degree vistas, this rare country estate, not only has a yearly income but could offer further potential.

The department of La Creuse, is a rural department in Central France and is he second least populated. The land is agricultural, and well known for its beauty, peace and quiet and clean air. It's rolling hills, fields and forests, lakes and rivers are a nature lovers paradise. With a moderate climate, La Creuse is an exceptional place to live.

Guéret the main town of the department, is only 13 minutes (13kms) away and offers all the normal commodities of a large town. Hypermarkets and out-of-town shopping, as well as the "old town" wtih it's smaller boutiques, restaurants and bars.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2750 € et 3770€ pour 2023

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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NOTES

DESCRIPTION

Leaving the small, rural lane serving a few small hamlets dotted about, the property is around 600 meters from the nearest neighbouring dwelling.

Made up of two houses, various outbuildings, stabling, and barns, and a total of over 90 acres of land, all of which is close by. The majority of the land does have a tenancy agreement in place, but there are still nearly 20 acres soon to be free of tenancy next to the property which include a source and small lake.

The main house, needs some modernisation, but could be considered habitable and consists of a large entrance hall with WC, fitted kitchen, with scullery/laundry area behind, a lounge and dining room with fireplaces.

Upstairs, 3 large double bedrooms and a bathroom. Above, a large attic. To the front and side, gardens. Wood central heating, double glazing. The ground floor is tiled, upstairs has original parquet flooring. Structurally sound and a good roof.

The second house has a fitted kitchen, and living area on the ground floor. Two bedrooms on the first floor and a bedroom and shower room on the second floor. There is a terrace in front, a workshop and a barn/garage. This property has been rented but the tenancy ends Sept 2026.

Outside, various outbuildings, some of which could potentially be converted into gîtes, stables, shippen, barns, menage, bread oven, vaulted cave. These outbuildings would house animals or could be used for some alternative commercial venture.

More details and photos available.

Information about risks to...