

Lovely riverside property (2 houses) to renovate with 744 m2 land at the outskirts of a nice village

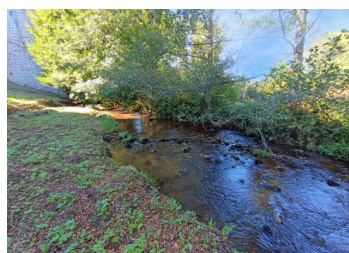


INFORMATION

Town:	Crocq
Department:	Creuse
Bed:	3
Bath:	0
Floor:	135 m2
Plot Size:	744 m2

IN BRIEF

This charming 3 bedroom riverside property with an attached garage and second (small) house needs to be renovated. It has mains water and electricity and needs to be connected to mains drainage. It is located on the edge of a lovely and quiet village close to several nice and old market towns such as Felletin with its popular Friday morning market (16 km), Crocq at approx the same distance, and in between bigger towns Limoges (approx 110 km) and Clermont Ferrand (approx 80 km), both with international airports. In the Creuse, Limousin



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.



LOCAL TAXES

Taxe foncière: 575 EUR

NOTES

DESCRIPTION

Main house:

Ground floor:

- Entrance hall with separate toilet and stairs to the first floor
- Dining room with chimney (33 m2)
- Living room with chimney (17 m2)
- Kitchen area (4.5 m2)

First floor:

- 3 bedrooms (20, 11, 17 m2)
- Bathroom (sink) (3 m2)
- Landing with stairs to the attic

- Attic

Little house:

Ground floor:

- Kitchen with chimney and old woodstove (14 m2)
- Living room (12 m2)

Outside acces to the first floor

Garage in between the main and the little house (23.5 m2)

Cellar under the house with workshop, stable, a well, stairs to the house, and connection for the mains drainage

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