LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48073JVM23 Price: 110 000 EUR

agency fees to be paid by the seller

A tastefully renovated home with room to grow















INFORMATION

Town:	Saint-Moreil
Department:	Creuse
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	10447 m2

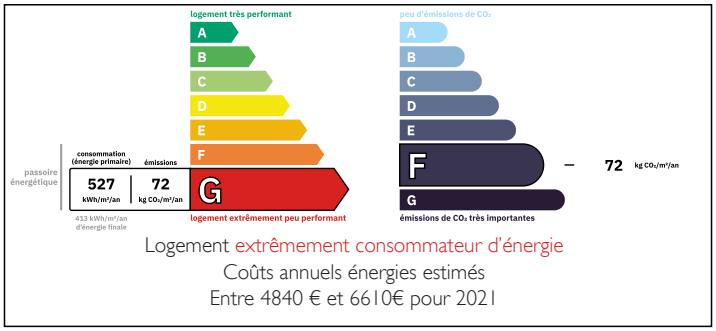
IN BRIEF

In the green, rolling Creuse countryside, this charming 1950s home has been beautifully renovated. Built against a slope, it gains an extra level at the rear and offers flexible living in two parts that can function independently — ideal for guests, family, or rental income.

The garden-level apartment has a bedroom, bathroom, kitchen, plus boiler room and cave, opening straight onto the garden. The ground floor offers a kitchen, two bedrooms, bathroom, WC and living room. The attic can be finished to add two more bedrooms and a bathroom.

All the land (more than 1 hectare) is attaching the property, of which 6000 m2 is woodland.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4840 € et 6610€ 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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48073JVM23 Price: 110 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**740 EUR**

NOTES

DESCRIPTION

Nestled in the green, rolling countryside of the Creuse, this charming 1950s property has been lovingly and tastefully renovated, blending period character with modern comfort. Built against a gentle slope, the house cleverly gains an extra level at the rear — offering light, space, and a wonderful connection to the garden.

What makes this home so special is its flexibility: the living space is divided into two parts that can easily function independently — ideal for welcoming family and guests, accommodating multiple generations, or generating rental income.

On the garden level (sous-sol), a beautifully converted self-contained apartment awaits, comprising one bedroom, a bathroom, and a fully equipped kitchen. Behind it you'll find a utility/boiler room and a cave for storage. Best of all, this apartment opens directly onto the back garden — the perfect spot to enjoy a morning coffee or an evening glass of wine in the open air. With regards to the garden, all land is attached to the house - 6000 m2 of it is (attaching) woodland.

The ground-floor home offers comfortable, turnkey living with a kitchen, two bedrooms, a bathroom, a separate toilet, and a bright, welcoming living room.

Upstairs, the attic / first floor is ready to be finished to your own taste — with the potential to create two additional bedrooms and a further bathroom, giving you all the space a growing family or a holiday-let project could wish for.

Whether you're looking for a characterful main residence, a holiday home with income...