LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48135DLO23 Price: 73 700 EUR

agency fees included: 10 % TTC to be paid by the buyer (67 000 EUR without fees)

Country 2 bedroom house situated in n historical hamlet with attached barns.

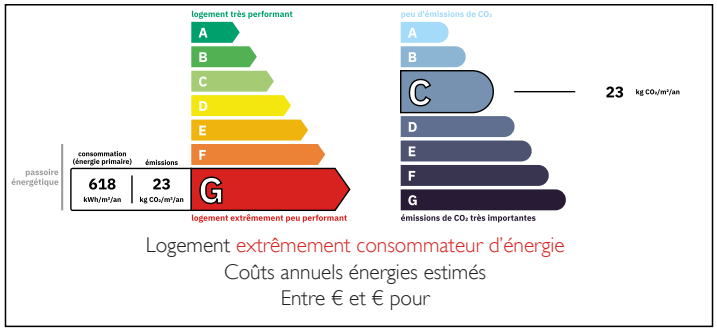
INFORMATION

Town:	Arrènes
Department:	Creuse
Bed:	2
Bath:	1
Floor:	95 m2
Plot Size:	404 m2

IN BRIEF

Peaceful Country Retreat with Attached Barns, Private Courtyard & Garden with off road parking.

ENERGY - DPE



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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DESCRIPTION

Peaceful Country Retreat with Attached Barns, Private Courtyard & Garden

Situated in a peaceful and friendly historic hamlet, this charming two-bedroom country property offers an excellent opportunity for those looking for a tranquil rural setting.

The property is in need of refurbishment but offers plenty of character and potential. On entering, you are welcomed into a comfortable lounge, with direct access to the kitchen/dining room, which features a wood-burning stove, creating a warm and inviting focal point.

Stairs lead from the lounge to a corridor providing access to two bedrooms, a shower room and a separate WC. From the lounge, a door leads directly out into the rear courtyard, which in turn gives access to the attached barns.

The attached barns provide valuable additional space and offer considerable potential for storage, workshops, or possible further accommodation, subject to the necessary permissions. The private courtyard creates an outdoor area, with the possibility of creating a pleasant seating or entertaining space.

Set within a historic hamlet surrounded by beautiful countryside, the property is ideally located for enjoying rural life, with walks and open countryside right on the doorstep. Despite its peaceful location, the property is within reach of local villages and amenities.

This would make an ideal lock-up-and-go holiday home, countryside retreat or a project, offering the opportunity to create a characterful home in a genuinely tranquil and picturesque setting.

A property full of potential, surrounded by history, countryside and wonderful walking opportunities. Viewing is highly recommended.

NOTES