

A three bedroom stone cottage with attached barns, old house to renovate, and gardens.



INFORMATION

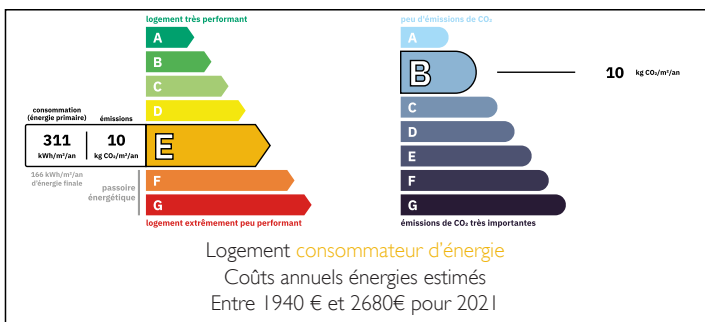
Town:	Le Grand-Bourg
Department:	Creuse
Bed:	3
Bath:	2
Floor:	89 m2
Plot Size:	1078 m2



IN BRIEF

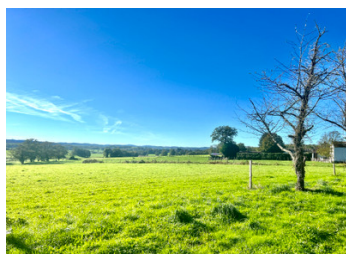
In a small hamlet 6kms to a village with amenities. A basic update throughout to a character cottage with attached barns, and a second old property to be completely renovated. Gîte possibilities, all the land is attached, and has wide open views to the rear. Ideal market garden or small holding. Close to a working farm and major routes crossing the country. The nearest market town is Dun le Palestel, with amenities and a primary school, and the larger town of La Souterraine is a 20 minute drive. Here you find supermarkets, DIY stores, boutiques, schools, and a train station with direct trains to Paris and Limoges.

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.



LOCAL TAXES

Taxe foncière: 580 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Arriving to the rear of the property, and entering directly into the fitted modern kitchen with wall and base units, tiled walls and floor,

A large spacious salon, with fire place, beamed ceilings and tiled floors. Double aspect windows to the front garden and the rear with the lovely open views, and light pouring in.

A door leads down to the cellar, and there is also a shower room and wc.

On the first floor are three bedrooms, with sloping ceilings, velux windows and neutrally presented, a blank canvas to decorate how you like.

There is a modern family bathroom with tiled walls and floor, Bath with overhead shower and shower screen, a vanity unit with sink and wc.

The property has been well maintained by the vendors, with a conforming drainage system installed recently. Double glazing windows throughout and electric heating.

Outside the property has lockable shutters, and parking to the rear for several cars.

The barn is on two levels, with a second outbuilding attached, and the small stone property to renovate is at the end. It has two floors.

In the garden a large hangar completes the outbuildings.

The gardens are fenced by established trees and bushes, to the rear, and the front is again grassed with large trees.

The property sits on a road with passing traffic throughout the day, though not considered a busy road, it connects to the nearby villages.

For more information on this property, contact me directly.

Information...