

Renovated 5 beds, 2 baths farmhouse with barn, 13382 m2 land, no close neighbors, close to amenities

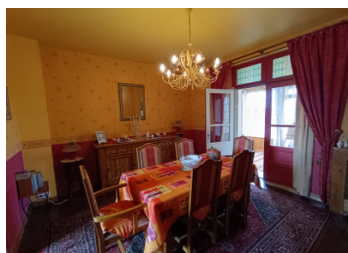


INFORMATION

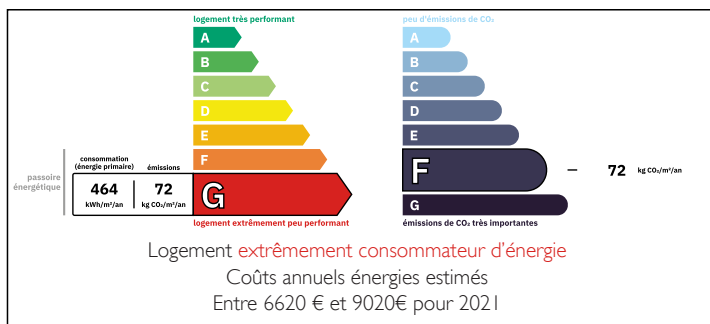
Town:	Felletin
Department:	Creuse
Bed:	5
Bath:	2
Floor:	186 m2
Plot Size:	13382 m2

IN BRIEF

This traditional farmhouse with its own driveway has been completely renovated (including a new roof in 2016) approx 20 years ago, and is immediately habitable. It has 2 bedrooms with ensuite bathrooms and toilet, an office room and a separate toilet on the first floor and 2 rooms in the converted attic. There is an attached barn with a stable underneath. There is 13382 m2 attached land with 3 paddocks and so it is suitable for horses. The house is situated in a quiet hamlet without close neighbors, at approx 19 km from Felletin, 28 km from Aubusson, 72 km from Clermont-Ferrand (international airport), 115 km from Limoges (international airport) and approx 62 km from Mont Dore (skislopes, Puy de Dôme). In the Creuse, Limousin.



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.



DESCRIPTION

Ground floor:

- Living room with fireplace and wood burner, access to the cellar and stairs to the first floor (32 m2)
- Fitted kitchen (8.6 m2)
- Utility room with access to the adjacent barn (12 m2)
- Dining room with access to the veranda (16,2 m2)
- Veranda (11 m2)

First floor:

- Bedroom with adjoining bathroom and toilet (12 + 4,2 m2)
- Bedroom with adjoining bathroom and toilet (12 + 6 m2)
- Bedroom (12 m2)
- Separate toilet

Second floor:

The attic has been converted into two rooms (12, 24 m2) and is very light with large Velux windows. Currently in use as a second living room and office, but potential for an independent apartment.

Adjoining the house is a barn (25 m2) with a stable underneath, two heating systems (wood and oil) and access to a cellar (19 m2).

Heating: Oil and wood central heating, woodburner in the living room

Insulation: the roof is insulated, all windows are double glazed

The house is connected to a septic tank

Outbuildings:

- Woodshed
- Haybarn
- Carport

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES