

Charming 3 bedroom farmhouse with attached barn and garden with lovely views in quiet hamlet near Felletin

EXCLUSIVE



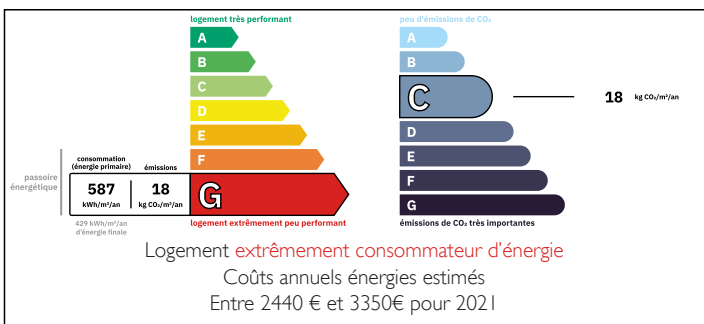
## INFORMATION

Town:	Felletin
Department:	Creuse
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	603 m2

## IN BRIEF

This lovely stone 3 bedroom farmhouse has been renovated while retaining authentic elements such as the beamed ceilings. It has two bedrooms on the first floor and a beautifully renovated attic space which serves as an office and extra bedroom. The house has an attached barn and hangar at one side and an old pigsty on the other side. There is also a separate 'four à pain'. The garden behind the house has a newly created wooden and covered terrace and offers a beautiful view on the green landscape of the Creuse. The house is situated in a quiet, little hamlet at approx 9 km from the lovely market town Felletin with all daily amenities, at approx 100 km from Limoges (international airport), 90 km from Clermont-Ferrand (international airport) and approx 76 km from Mont Dore (ski slopes,...

## 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:

- Dining room / living room with stone chimney and 2 woodburners (41.5 m<sup>2</sup>)
- Kitchen with access to the garden (17 m<sup>2</sup>)
- Newly installed high quality bathroom (shower, toilet, sink, electric hot water boiler)

First floor:

- Landing (8 m<sup>2</sup>)
- Bedroom (25.5 m<sup>2</sup>)
- Bedroom (13 m<sup>2</sup>)

Attic:

- Office room / extra bedroom with velux windows

Heating: 2 woodburners

Insulation: The roof of the house and the kitchen are insulated, the velux windows are double glazed, the rest of the windows are single glazed

The house is connected to a septic tank (not 'aux normes')

Outbuildings:

- Barn and stable below (2 x 58.5 m<sup>2</sup>)
- Hangar
- Old pigsty
- Four à pain (bread oven)

-----

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

## LOCAL TAXES

Taxe foncière: **265 EUR**

Taxe habitation: **EUR**

## NOTES