

Charming Country Property with Outbuildings and Land – A Renovation Project Full of Potential



INFORMATION

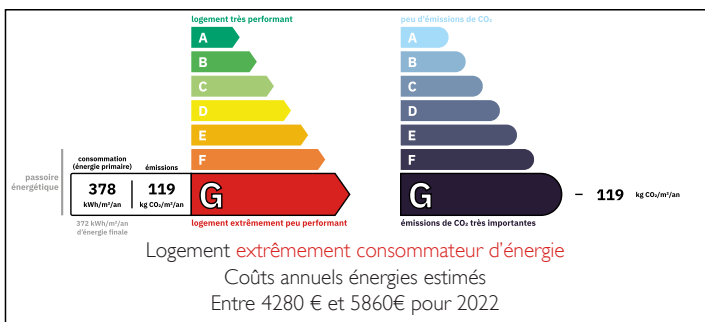
Town:	Bussière-Dunoise
Department:	Creuse
Bed:	3
Bath:	1
Floor:	90 m ²
Plot Size:	4356 m ²

IN BRIEF

Perched in an elevated position with sweeping views of the surrounding countryside, this charming property includes a three-bedroom home with a veranda, an attached barn, and a second independent barn. Set within 4,350m² of gardens and land—nearly an acre and a half—there's ample space to cultivate your own slice of paradise or simply enjoy the natural beauty and tranquillity of the setting.



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

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Set in a peaceful courtyard with sweeping countryside views, this characterful property offers a fantastic opportunity for anyone looking to take on a renovation project in rural France. With its traditional features, outbuildings, and generous plot of land, it's brimming with potential to become a beautiful family home or a tranquil country retreat.

The main house opens onto a covered veranda, leading into a spacious dining room (26m²) with a beamed ceiling and fireplace. The adjacent kitchen (12m²) includes fitted cabinets and opens out to the garden, offering plenty of scope for updating. A ground-floor salon (11m²) overlooks the garden and has previously served as a bedroom.

Upstairs, the landing leads to three bedrooms (11.48m², 10.60m², 11.30m²) and a family bathroom (6m²) with bath, sink, and bidet. There is also a separate WC. The home benefits from oil-fired central heating, though modernisation throughout is needed.

Outside, the attached barn (66m²) offers ample storage or potential conversion space. A second independent barn (60m²), set a short distance from the main house, enjoys open views across the surrounding countryside. There is also a cellar accessed from the back garden.

The property sits on 4,350m² of attached land (just over an acre), perfect for creating a kitchen garden, keeping small animals, or simply enjoying the peaceful rural setting.

Located just 4km from the village of Bussière-Dunoise with basic amenities, and a 20-minute drive to the larger market town of...

LOCAL TAXES

Taxe foncière:	581 EUR
Taxe habitation:	EUR

NOTES