

Lovely 2 bedroom farmhouse with outbuildings and 6315 m2 land in quiet hamlet close to Aubusson

EXCLUSIVE



INFORMATION

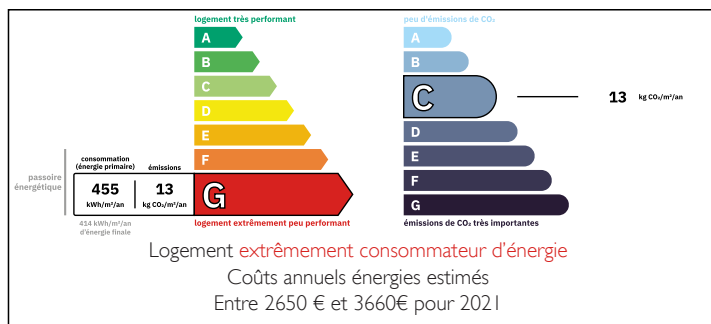
Town:	Crocq
Department:	Creuse
Bed:	2
Bath:	1
Floor:	136 m2
Plot Size:	6315 m2

IN BRIEF

This lovely 2 bedroom farmhouse is immediately habitable and there is space in the attic to create additional living space. The kitchen has a newly installed woodstove that heats the radiators and the septic tank is according to the latest regulations. Attached to the house is a barn, and there is a huge separate barn with a stable underneath, several wood storage sheds and a chicken and goat coop. The total plot of 6315 m2 consists of a lovely vegetable plot, a big field behind the barn with lovely views and approx 2000 m2 woodland. The property is situated in a quiet hamlet, at approx 5 km from medieval town Crocq with all daily amenities, at approx 19 km from 'tapestry town' Aubusson, 68 km from Clermont-Ferrand (international airport), 106 km from Limoges (international airport) and approx 67...



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:

- Kitchen / dining room with woodstove (wood central heating) and stairs to the first floor and separate pantry (32 m2)
- Living room (15.75 m2)
- Storage room with sink and separate toilet (5.6 m2)

First floor:

- Landing with stairs to the attic (21.5 m2)
- 2 bedrooms (14, 13 m2)
- Bathroom (shower, sink, toilet) (5.2 m2)

Convertible attic, 2 rooms, insulated (17, 11.5 m2)

Cellar below the living room, accessible from the outside, with electric hot water boiler

Heating: wood central heating

Insulation: the attic is insulated, most windows are single glazed

The house is connected to a septic tank ('aux normes')

Outbuildings:

- Attached barn with attic above (25 m2) and attached storage barn
- Separate barn with stable underneath (approx 113 m2 x 2)
- Chicken and goat coop
- Wood storage sheds

Opposite the house, on the other side of the road, is a semi detached ruin that used to be a barn, which is part of the property

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

LOCAL TAXES

Taxe foncière: 400 EUR

Taxe habitation: EUR

NOTES