

Lovely 3 beds farmhouse, barn with big activity room with kitchen and toilets, big garden, quiet hamlet



INFORMATION

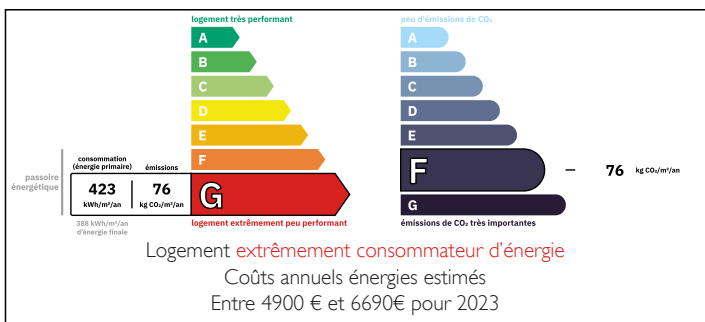
Town:	Évaux-les-Bains
Department:	Creuse
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	4329 m2



IN BRIEF

This lovely 3 beds farmhouse used to be an educational farm, and the owners have created a lovely and spacious activity / reception room in the former stable with a separate kitchen and 4 toilets (activity room and one toilet accessible for handicapped people). The back of the roof of both the house and the barn was completely renovated in 2007. There is an attached garden of 1159 m2 on the side of the house and a separate meadow of 2400 m2 at walking distance from the house. The property is situated in a lovely and quiet hamlet, without any near neighbours, at approx 8 km from lovely 'spa' town Evaux les Bains with all daily amenities, at approx 35 km from Montluçon (nearest train station), at 80 km from Clermont-Ferrand (international airport), approx 125 km from 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.



DESCRIPTION

Ground floor:

- Entrance hall with stairs to the first floor
- Kitchen with woodstove (19 m2)
- Living room with woodburner (not included in the sale) (15 m2)
- Office room (10.5 m2)
- Bathroom (shower, sink, washing machine) (8 m2)
- Separate toilet
- Utility room and bread oven (11 m2)

First floor:

- Landing
- 3 bedrooms (12, 15, 16.5 m2)

Convertible attic

2 cellars, both accessible from outside

Heating: Oil central heating and woodburner and woodstove

Insulation: All windows are double glazed and the attic floor is insulated

The house is connected to a septic tank (installed in 2002)

Outbuildings:

- Attached barn with big activity / reception room (85 m2) in the former stable, accessible for handicapped people, with a separate kitchen (7 m2) and 4 toilets (of which one is accessible for handicapped people)
- Hangar / garage (19 m2) / workshop
- Well

LOCAL TAXES

Taxe habitation: EUR

NOTES

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