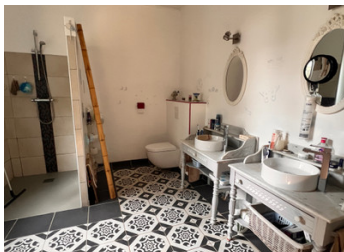


Totally private, hidden from view, large, stone, modernised, Farmhouse property, small woodland and land.



INFORMATION

Town:	Bussière-Saint-Georges
Department:	Creuse
Bed:	2
Bath:	1
Floor:	87 m2
Plot Size:	13096 m2



IN BRIEF

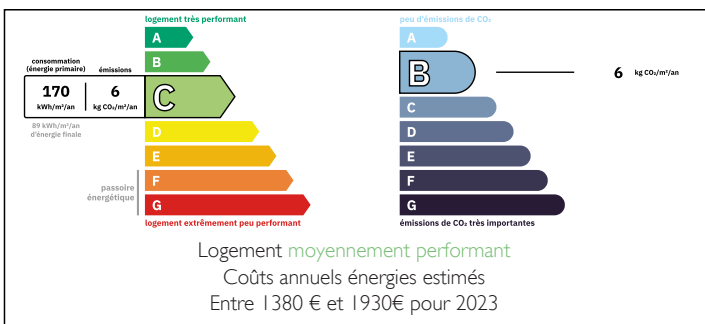
Hidden from view off the road and lane, the property is close to the vibrant, rural market town of Bussac in the Creuse department.

Bussac offers many shops, restaurants, cafés etc. all situated around the central market square. The lively market, which takes place every Thursday morning, is also a great place to pick up local produce.

For families, this village also benefits from schools, ranging from pre-school (maternelle), all the way to secondary (collège). As well as supermarkets, a medical centre and plenty of activities and clubs.

This property is also situated only 30 minutes away from the larger town of La Châtre, with its medieval centre and cobbled streets, boutiques and restaurants, Hypermarkets and Garden Centres, and 1hr40 from the nearest airports in both Clermont-Ferrand and 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

This beautifully modernized stone Farmhouse seamlessly blends original charm with modern comforts, ensuring economical living.

The property features a spacious corridor leading from the front terrace with shaded wooded area to a generous paddock at the rear.

Inside, you'll find two sizeable double bedrooms, a contemporary walk-in shower room, a separate WC, and a fitted kitchen area, all complemented by a cosy lounge.

Abundant outbuildings provide practical space, including a pantry, laundry room, garage, workshops, and a lean-to for housing chickens.

Outdoors, a thriving veggie plot for fresh produce year-round and a paddock suitable for horses or smaller animals.

Conveniently located near the main road access to Boussac, the property remains peaceful, shielded by high conifer hedges, ensuring privacy and tranquillity away from nearby wind turbines.

This well-maintained Farmhouse offers exceptional value for money.

Contact us for more photos and details from the agent.

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

LOCAL TAXES

Taxe foncière: 650 EUR

Taxe habitation: EUR

NOTES