

Charming 4-bed farmhouse, barns, expansive gardens, stunning view, and rental income potential, rural hamlet.

EXCLUSIVE



INFORMATION

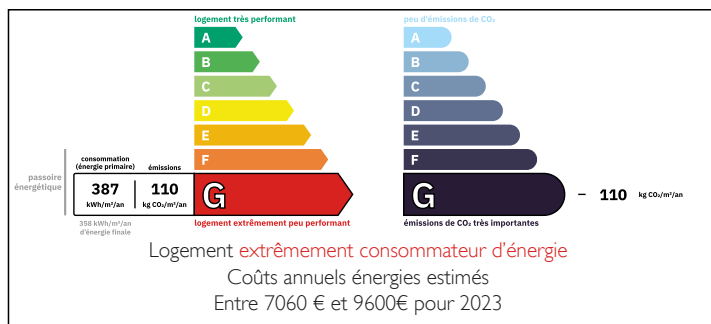
Town:	Fursac
Department:	Creuse
Bed:	4
Bath:	3
Floor:	151.22 m2
Plot Size:	6600 m2

IN BRIEF

Nestled in a tranquil hamlet, this charming 4-bed farmhouse beckons with its timeless allure. The property boasts barns, expansive gardens spanning almost two acres, an orchard, and beautiful countryside views. What work has been completed, has been done to a high standard, work to finish in some areas. Seamlessly blends modern comforts with rustic charm. The proximity to a nearby village with amenities and a vibrant market town adds to the convenience. Beyond being a delightful family home, its rental income potential enhances its appeal, making it a versatile and inviting haven and investment opportunities.



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

The property is made up of the following;

Entrance hallway running the length of the property.
Kitchen with wood burner fire, and walk in pantry, laundry room.

Spacious living room.

Ground floor guest bedroom with en suite modern fitted shower room with basin and WC.

First floor landing with two double bedrooms to decorate, and a fully fitted modern family bathroom with roll top bath, walk in shower, WC, bidet and double sinks.

On the second floor is a spacious studio, consisting of salon, bedroom and en suite shower room with basin, and WC.

The property has double glazing windows, has been completely rewired in the last 3 years, has a newly installed fosse drainage system , 2021, has new plumbing throughout, oil central heating, and the roof has been insulated.

Outside, the property has two barns and two hangars, one of the barns having planning permission, and could be a small gîte or work or art studio for example.

The land and gardens are connected to the property and are extensive, with large lawned areas, and dozens of fruit trees, including Mirabel plums, apricots, apples and pears.

There is a water source that crosses the garden.

This is an ideal opportunity for anyone looking to establish a market garden, or small holding.

For more information, contact me.

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

LOCAL TAXES

Taxe foncière: 1045 EUR

Taxe habitation: EUR

NOTES