

Authentic granite farmhouse with 22 ha of land and great potential – South-East Creuse



INFORMATION

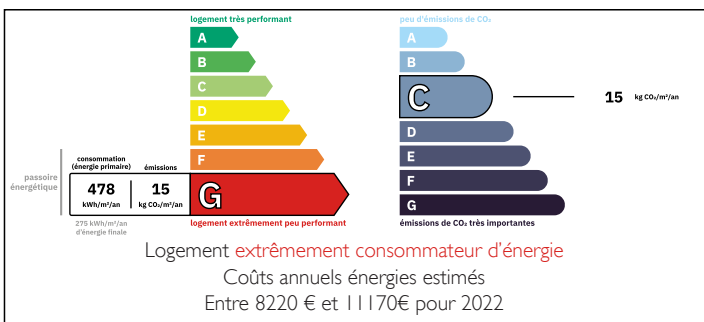
Town:	Les Mars
Department:	Creuse
Bed:	7
Bath:	2
Floor:	264 m ²
Plot Size:	228019 m ²



IN BRIEF

In a peaceful hamlet in south-east Creuse, near Auzances and the source of the Cher river, this authentic granite farmhouse from 1925 offers 295 m² of living space and 22 hectares of agricultural land. The main house features 7 bedrooms, several living areas, and a large reception room that can accommodate up to 60 people. The property includes a traditional barn with stunning exposed timber frame, a cellar, and multiple outbuildings (stable, workshop, chicken coop, tunnel), as well as a natural spring supplying drinking water. There is also the potential to recreate a historic Gallo-Roman pond. Once the first guesthouse and farm campsite in the Creuse during the 1970s, this property has a unique history and soul. Perfect for a family looking to develop an agricultural, eco-tourism, or educational project. Good general condition with solid roof. Only minutes...

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

In a quiet hamlet in the south-east of the Creuse, just a few minutes from Auzances and the source of the Cher river, come and discover this authentic granite farmhouse dating from 1925, offering 295 m² of living space and 22 hectares of agricultural land.

The ground floor comprises:

- A dining room,
- A living room,
- A kitchen,
- A large dining/reception room for up to 60 people,
- A bedroom with ensuite shower room and WC.

Upstairs, you'll find:

- A corridor leading to 4 bedrooms,
- A shower room,
- A WC,
- A laundry/utility room,
- An additional living area with 2 more bedrooms.

Outside, you'll find:

- A beautiful traditional barn with exposed timber frame,
- A cellar,
- Multiple outbuildings (stable, workshop, chicken coop, and a poly tunnel),
- A natural spring providing drinking water to the house and farm,
- A Gallo-Roman pond that could be restored.

This was the first guesthouse and farm campsite in the Creuse in the 1970s. The current owners are looking to pass on the soul and values of the place to a new family ready to develop a meaningful project.

The whole property is in good condition, immediately habitable with updating, and offers strong potential for an agricultural, educational, or eco-tourism project (gîtes, B&B, etc.). Roof is in good condition.

Location highlights:

LOCAL TAXES

Taxe foncière: 1482 EUR

Taxe habitation: EUR

NOTES