

## Detached 1-Bedroom Property with Large Plot, Attached Barn and Expansion Potential



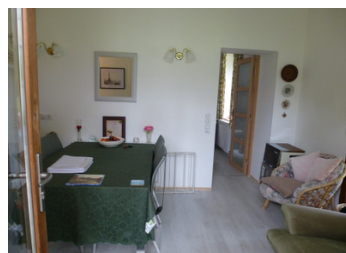
## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Saint-Sébastien     |
| Department: | Creuse              |
| Bed:        | 1                   |
| Bath:       | 1                   |
| Floor:      | 0 m <sup>2</sup>    |
| Plot Size:  | 6777 m <sup>2</sup> |

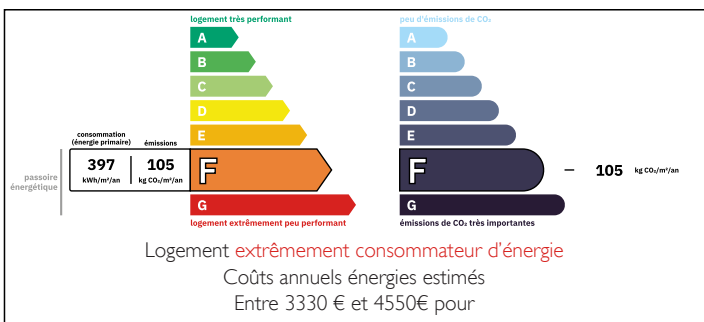


## IN BRIEF

A detached one-bedroom home set within generous grounds, featuring an attached barn offering excellent scope to extend or develop (subject to permissions).

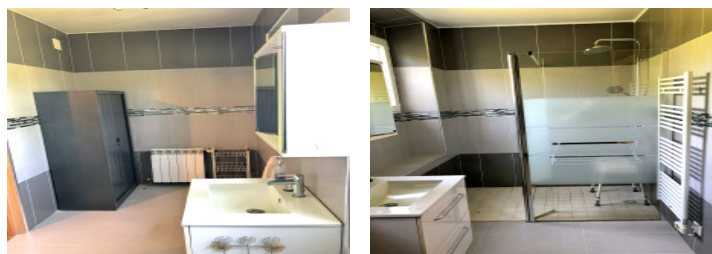


## ENERGY - DPE



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 charming property offers two entrance options, the principal entrance opening into a central hallway.

From the hallway you will find a generously sized double bedroom, a practical utility area, and a modern shower room fitted with a large walk-in shower, wash basin and W.C. Stairs lead to the attic space which, subject to the necessary permissions, offers excellent potential for conversion into additional living accommodation.

Also accessed from the hallway is the kitchen/lounge, which provides a comfortable and functional workspace and relaxation area. This room flows into a bright sun room currently used as a dining room, with direct access to the decked terrace — perfect for outdoor dining and entertaining.

Beneath the kitchen is a cellar, and there is also a separate boiler room for the oil fired central heating.

Attached to one end of the property is a substantial barn and garage, offering excellent storage or development potential.

The house benefits from double glazing and oil-fired central heating. The septic tank was installed in 2016.

The garden surrounds the property on all sides, providing privacy and outdoor space.

The village of Saint Sébastien is just 4 km away (approximately 5 minutes by car) and offers a bakery, mini-market, dentist, doctors, bank and post office. The larger town of Eguzon, with further amenities, is 8 km away (around 10 minutes).

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

## LOCAL TAXES

**Taxe foncière: 174 EUR**

**Taxe habitation: EUR**

## NOTES