

Eco house, possible off-grid living, with barn, well, orchards, and productive garden



INFORMATION

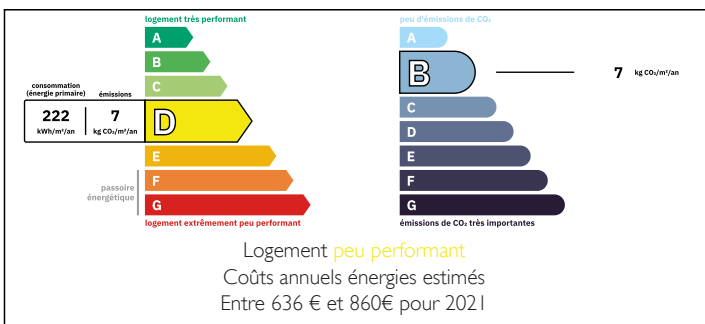
Town:	Chavanat
Department:	Creuse
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	13483 m2



IN BRIEF

This is the perfect property for someone wanting off-grid living in a small Creusois hamlet. It is at the end of a small impasse with no through traffic.

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 house has been equipped with solar panels and photovoltaics. There is a well and rain water recuperation. Good insulation and double glazing mean it is DPE D-rated.

There is an entrance hall leading to a rear pantry and small room suitable for a dry toilet. To the right there is access to a living area with kitchen and wood-burning stove. The room also benefits from a solar tube skylight which makes the rear kitchen area bright without artificial lighting. There is access to the cellar. Wooden stairs lead to a large open area, shower-room, bedroom leading to an additional small room to the rear. There is access to the insulated loft space which affords extra storage space.

The barn, next to but not adjoining the house, has electric. There is a well in front of the property. Adjoining garden and land has multiple water recuperators, a reed bed filtration drainage system, a greenhouse, and a productive vegetable garden with fruit bushes. A short walk away there are two productive orchards.

For more information about the house, land or area please do get in touch.

LOCAL TAXES

Taxe foncière: 537 EUR

Taxe habitation: EUR

NOTES

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