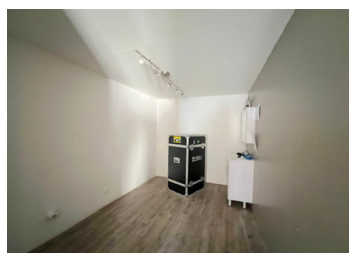
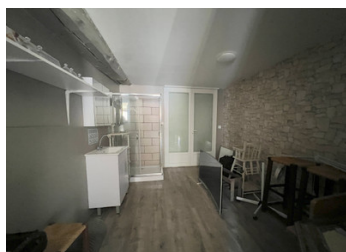


Modernised & Habitable Ground Floor property with double-glazing, 1st floor and barn to renovate.



INFORMATION

Town:	Bord-Saint-Georges
Department:	Creuse
Bed:	1
Bath:	1
Floor:	34 m2
Plot Size:	1165 m2



IN BRIEF

Close to the vibrant village of Soumans with a bakers, convenience store, bar, and outside swimming pool in summer, the area is typically rural, with fields and meadows, hills and streams, lakes and forest.

With a gentle climate, in the heart of Central France, this property is an ideal economy buy, which with a minimal amount of investment, could make a perfect base whilst modernising the remainder of the property over time and visiting the beautiful countryside.

ENERGY - DPE

DPE not required.

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

Previously used as a small commerce, the property has been modernised on the ground floor to create 3 rooms.

From entering the front door, the first room lends itself to become a lounge. There is a small recess with a door leading to the barn.

The second smaller room has a sink and would be an ideal kitchen area. There is no window here, but an opening is possible.

The third, and largest room already has a shower in one corner, and is big enough to create a bathroom to house the shower. There is access from here into the garden to the rear and would create a lovely bedroom with en-suite facilities. There is a separate WC.

The 1st floor is currently attic space but would convert into bedrooms quite easily.

The barn has had some work done, so as to open it up to later create a large lounge area with depth and height to make the most of the large oak beams. Towards the other end of the barn is stabling and outbuildings. The outside barn walls are extremely beautiful and made of granite.

To the rear a private garden and to the front, room for a garden and off-road parking.

A smaller compact property which is totally habitable with scope for it to become a larger home.

Please ask for more 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: 151 EUR

Taxe habitation: EUR

NOTES