

A charming detached renovation project in a pretty and traditional rural hamlet



INFORMATION

Town:	Fransèches
Department:	Creuse
Bed:	2
Bath:	0
Floor:	60 m2
Plot Size:	1180 m2

IN BRIEF

Set in a small hamlet just 4 minutes from the nearest schools, pharmacy, post office and restaurant, and only 9 minutes from the nearest supermarket. Close to the renowned sculpted village of Masgot and the picturesque village of Moutier d'Ahun, both tourist hot-spots in La Creuse.



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

This cute renovation project is South-facing and sits in its 1180m2 plot of flat gardens with plenty of space for a vegetable-patch, planting fruit trees and why not even installing a pool to make the most of this sun-filled space !

A septic tank was installed up to the house in 2016, which is always an important and expensive part of a renovation project to have done and dusted.

The house itself is made up of 2 communicating buildings, a new double-glazed door leads into the 1st building boasting a good-sized living room, complete with its original fireplace, and leading through to the second building which encompasses the kitchen, utility area with hot water tank, a separate toilet, and the stairs leading up to the 1st floor.

The landing area has a functioning shower cubicle which was meant as a temporary area to shower during the renovations, and leads through to two connecting bedrooms, the back bedroom looks over the grounds. From one of these bedrooms a fold-down ladder leads up to an attic which has a window and basic flooring installed, and is just waiting to be finished and turned into a cosy bedroom nestled in the eaves.

The electricity is functioning but is not up to a conforming standard. All of the windows are single-glazed, some have shutters.

A barn is attached to the house, it has been divided in two parts by a wall, with one side being remaining a...

LOCAL TAXES

Taxe foncière: 113 EUR

Taxe habitation: EUR

NOTES