

Large, renovated, 3-4 bedroom, stone farmhouse with numerous barns and 22 acres of pasture.

EXCLUSIVE



INFORMATION

Town:	Saint-Chabrais
Department:	Creuse
Bed:	4
Bath:	1
Floor:	160 m ²
Plot Size:	89624 m ²

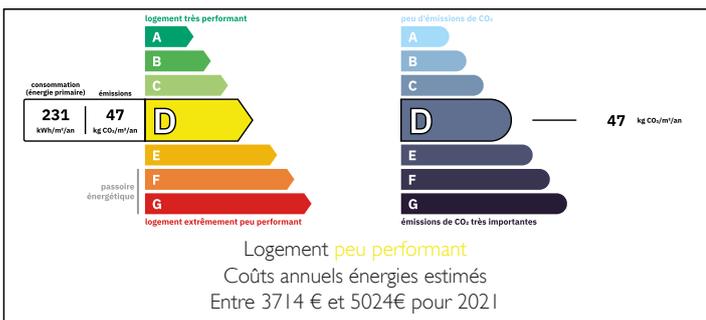


IN BRIEF

This large country farmhouse with attached barn, outbuildings and 22 acres of prime pasture, lies in a pretty, quiet hamlet in Creuse, Limousin.

With easy access to two small towns with amenities, it is also only 30 minutes to Guéret and just 1 1/2 hours away from both Limoges airport and Mont Dore for skiing. Easy access to the motorway (approx 10 mins).

ENERGY - DPE



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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

Village farmhouse of 150 m² living space with attached barn and outbuildings and attached paddock of 1 acre. There are several paddocks close by on the outskirts of the village, in total 8 hectares (approx 22 acres). The paddocks are natural meadow land and are currently used for taking a hay crop and have been used as grazing land for horses. Included are 2 areas of woodland totalling 1 acre providing wood for heating the house. There is also a building plot of 1013 m² which has had a Certificate d'Urbanisme (outline planning permission) on it in the past.

The house comprises an entrance hall, kitchen, small laundry with WC, dining room, living room, 2nd entrance hall/boot room with a beautifully restored bread oven and utility on the ground floor.

1st Floor comprises 3 double bedrooms, large bathroom and a dressing room. All rooms have been refurbished over the last few years.

The attic space is 89 m².

The house benefits from gas central heating and wood burners. A new septic tank system complying with European Standards was installed in 2010.

The attached stone barn is 160 m² approx with large hay loft above. There is an old stone built piggery which is crying out to be renovated into maybe, further guest accommodation, office or work room, the choice is yours. 2 further stone barns of 64m² approx each and a large corrugated iron storage area complete the ensemble.

It is an area...

LOCAL TAXES

Taxe foncière: 620 EUR

Taxe habitation: EUR

NOTES