

Lovely renovated 3 bedroom property with huge workshop and big garden in a quiet village close to Crocq



## INFORMATION

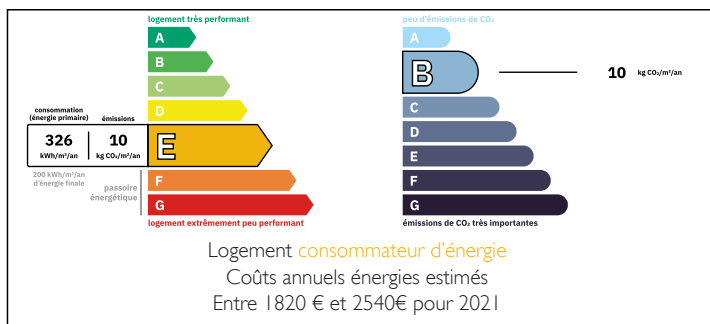
Town:	Crocq
Department:	Creuse
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	2740 m2



## IN BRIEF

This lovely 3 bedroom house is already renovated and immediately habitable. The owners have installed a pelletburner and a heat pump, 2 new radiators, solar panels to heat the water, a new septic tank, new roofs, a new kitchen, a new front door and insulation of the attic. There is a big cellar underneath the house with a utility room, a heat pump, and a well. Outside are a garage, a hangar and a huge workshop with office space and a kitchen block on the first floor, with a total surface of approx 260 m2. There is a lovely walled garden with a gate and a nice driveway, and several different fruit trees and a vegetable plot with a total of 2740 m2. This lovely property is situated in a quiet hamlet, close to lovely medieval town...

## 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

Ground floor:

- Entrance with stairs to the first floor and separate toilet (11.5 m2)
- Kitchen with woodburner and access to cellar (13 m2)
- Living room / dining room with pellet burner (28 m2)

First floor:

- Bedroom (13 m2)
- Bedroom (12 m2)
- Bedroom (10.5 m2)
- Bathroom (bath/shower, toilet, sink) (5.5 m2)

Attic with two rooms to be finished if desired

Cellar with utility room, warm water tank, heat pump and well.

Heating: Pelletburner in the living room, heat pump in the cellar and a woodburner in the kitchen

Insulation: The property has single glazed windows, the roof and the property is built of thick granite walls.

The property is connected to a new septic tank ('aux normes').

Outbuildings:

- Garage
- Hangar
- Huge workshop with office space and a kitchen block on the first floor, with a total surface of approx 260 m2.

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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: 588 EUR

Taxe habitation: EUR

## NOTES