

Stunning renovated property with two separate houses, 12656 m2 land, secluded position, no close neighbors



## INFORMATION

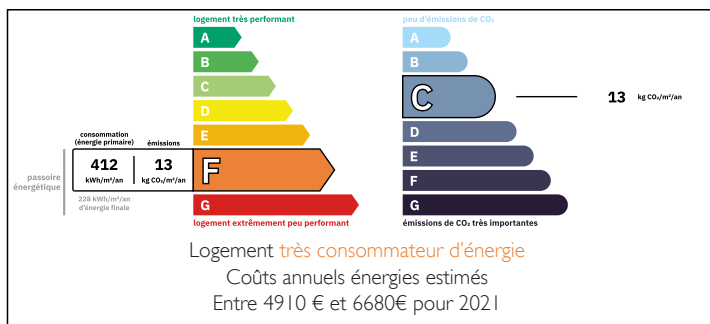
Town:	Boussac
Department:	Creuse
Bed:	5
Bath:	2
Floor:	226 m2
Plot Size:	12565 m2

## IN BRIEF

This property consists of two independent houses with a total of 5 bedrooms and 2 bathrooms. The property has been renovated to a high standard with the use of beautiful materials. The large windows provide plenty of light in both houses. At the rear of one of the houses there is a large hangar that mainly serves as a wood store. There is a nice terrace in front and behind the houses, both sides with a beautiful view. There is a natural stone outbuilding on the side of the house as well as parking space. The property is located in an isolated place, with no nearby neighbors, at a few km from the nearest village with a few amenities, at approx 12 km from Boussac with all daily amenities and approx 30 km from La Châtre with the...



## 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.



## LOCAL TAXES

**Taxe foncière: 691 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

House 1:

Ground floor:

- Entrance hall with separate toilet (12.5 m2)
- Utility room (8.5 m2)
- Equipped kitchen / dining area with woodburner and access to the outside terraces / living area with woodburner and access to terrace at the front, stairs to the first floor and access to the second house (81 m2)

First floor:

- Landing (mezzanine style) (6.5 m2)
- Bedroom with woodburner and bath (26 m2)
- Bedroom with sink (10.5 m2)
- Bathroom (shower, sink) ((2.5 m2)
- Separate toilet

House 2:

Ground floor:

- Hall with toilet, stairs to the first floor, access to outside hangar
- Living area with woodburner and double doors to front terrace / dining area with double doors to the garden / equipped kitchen (42.5 m2)

First floor:

- 3 bedrooms with velux windows (11, 10.5, 9.5 m2)
- Bathroom (shower, bath, toilet, sink) (5 m2)

Heating for both houses with woodburners and electric radiators

Insulation: All windows are double glazed, roof is insulated, walls of the second house are insulated, floor of the whole property is insulated

The houses are connected with a septic tank ('aux normes')

Outbuildings:

- Hangar attached to the second house
- Stone outbuilding (2 x 22 m2 with velux windows)
- Well

Outside: