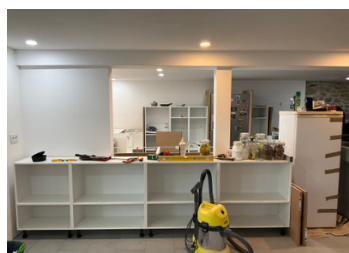


## Partially converted barn



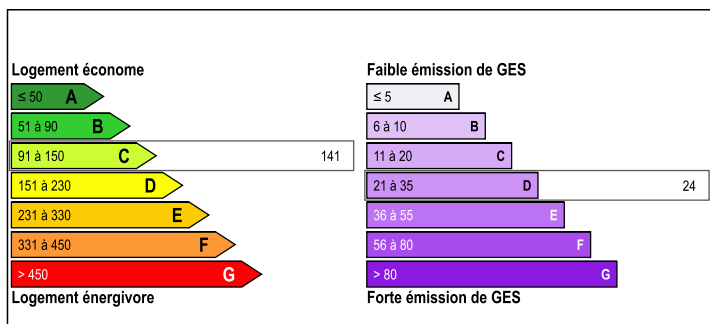
## INFORMATION

Town:	Issoudun-Létrieux
Department:	Creuse
Bed:	5
Bath:	3
Floor:	300 m2
Plot Size:	11637 m2

## IN BRIEF

A barn renovation project to complete, located in a tiny hamlet in the Creuse countryside. The property is not far from Chenerrailles where most local facilities are available, and access to the the N145 which connects Limoges and Montluçon is about 15 minutes by car. The Creuse is a rural area, somewhere to get away from it all.

## 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

On completion this would be a spacious and light 5-bedroom property on three floors, with large open-plan living spaces on the ground and first floors.

Ground floor: large kitchen/dining/living area to complete (the fully fitted kitchen units are included in the sale); utility room, WC, workshop.

First floor: central hall, large dual aspect open plan L-shaped living area, 2 rooms, one with adjoining shower room with WC.

Second floor: temporary stairway leading to 2 en-suite (to be completed) bedrooms (one with large dressing area), and 2 other bedrooms. Separate bathroom to be completed.

Electricity is connected and some of the electrics have been done. There is a non-conforming individual drainage system. A gas central heating system is partially installed, and there are two woodburners.

The flat and square land surrounding the property on three sides is part vegetable garden with polytunnel, and part field.

## LOCAL TAXES

**Taxe foncière:** 620 EUR

**Taxe habitation:** EUR

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>