

Stunning, historic, village home, full of character. In a lively market town.



INFORMATION

Town:	Boussac
Department:	Creuse
Bed:	2
Bath:	1
Floor:	155 m2
Plot Size:	0 m2

IN BRIEF

This stunning property is ideally situated, in a beautiful village square, with views of the church. Once a retail store, this family home also has plenty of potential for those seeking to start or relocate a business.

Boussac is a charming market town, situated in the Creuse department, in Central France. Hundreds of visitors come each week to the village market to stock up on local produce. Its countryside surroundings and beautifully preserved historic monuments make Boussac the ideal destination for a holiday home. Whilst the medical center and multiple supermarkets, cafés and restaurants keep the village alive all year round, for those looking for a full-time retreat.



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

Located within the walls of the old Medieval city, the property partly dates back to the 17th Century. It has some wonderful, ancient features, stone spiral staircase, tiled and stone floors, stone lintels, and fireplaces, stone steps leading down to the vaulted cellar, but would still benefit from further modernisation.

On the ground floor, this characterful property offers a spacious room with a corner open kitchen and plenty of room to be used as a dining room, with solid oak beams throughout. There is also a chimney where there was once a wood burner. Part of this floor has been used as a garage, but would convert easily into a separate office space. There is also a WC on the ground floor, and an area with water pipes which could convert into a downstairs shower room or laundry room.

To the rear, beyond the back door and second entry, there is a large lounge area with open fireplace.

The whole of the downstairs space could easily convert into a tea-room for example, as the back door entry could separate the business from the rest of the home.

The original stone spiral staircase leads to the first and second floors. The first floor has two large rooms, one of 30m² and another larger offering 48m² living space with a unique shower room and a separate WC in between. A family home would use these rooms as large bedrooms, otherwise, would convert into a flat above a commercial...

LOCAL TAXES

Taxe foncière: 1288 EUR

Taxe habitation: EUR

NOTES