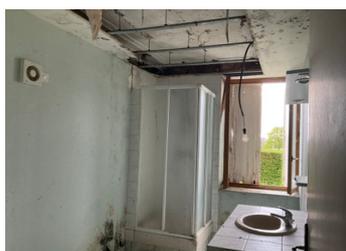


Large stone property for renovation in small village



INFORMATION

Town:	Saint-Sulpice-les-Champs
Department:	Creuse
Bed:	5
Bath:	1
Floor:	171 m2
Plot Size:	2007 m2

IN BRIEF

The small village of St Sulpice les Champs has a post office, doctor, pharmacy, hairdresser, restaurant, primary school, tennis courts, village hall. It is not far from Ahun, a pretty town with additional facilities, and Aubusson, the tapestry town. The Creuse in general is rural and attracts nature lovers or those who like peace and quiet.

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

This large stone house needs a complete renovation. There is water and electricity connection, a garden well, an attached garage with space above, and private garden.

On the ground floor there is an entrance hall and to the left, a large kitchen (4.8m x 3.2m), rear salon (4.1m x 7.1m) and WC. To the right is an internal door and corridor leading to 2 large rooms (4.23m x 3.57m) and a shower room (in need of attention).

On the first floor there are 5 bedrooms (18.3m², approx 13m², 14.6m², 14.8m² and 15.8m²), and a kitchen (unusable).

The garden, to the rear, is now mainly grass and small trees, with a well in the centre. There is an attached garage/workshop, a cellar, and a shed.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES