

Stunning renovated 4 bed, 2 bath farmhouse, barn, garden (1451 m2), quiet hamlet close to Crocq and Aubusson



INFORMATION

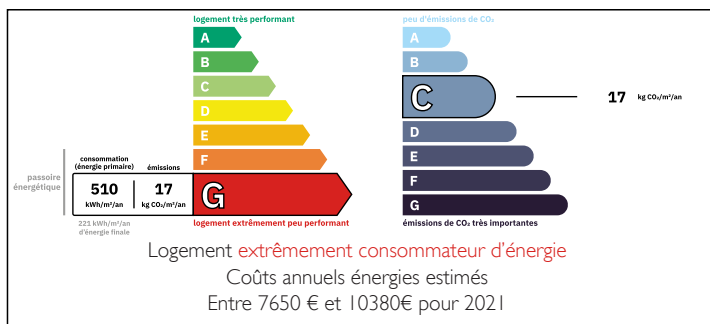
Town:	Crocq
Department:	Creuse
Bed:	4
Bath:	2
Floor:	201 m2
Plot Size:	1451 m2



IN BRIEF

This stunning renovated farmhouse contains 4 bedrooms and 2 bathrooms and several nice sized rooms of approx 40 m2. The house has retained its authenticity, as can be seen from for example the beamed ceilings, the natural stone fireplaces and the four à pain. Next to the house is a beautiful barn of approx 125 m2 with stables underneath and a garage with a well attached. There is a nice and large terrace and parking space in front and on the side of the house and a garden behind the stone wall; the total plot size is 1451 m2. This lovely property is situated in a quiet hamlet at approx 5 km from Crocq with alle daily amenities, at approx 20 km from 'tapestry town' Aubusson, 72 km from Clermont-Ferrand (international airport), 106 km from Limoges (international airport)...

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:

- Living room with stone fireplace and stairs to the first floor and access to outside terrace (43 m2)
- Equipped kitchen (13 m2)
- Dining room with stone fireplace, bread oven and access to outside terrace (30 m2)
- Bathroom (bath, sink, toilet, washing machine, cupboard) (7 m2)

First floor:

- 3 bedrooms (11.5, 11.5, 11.5 m2)
- Bedroom with ensuite bathroom (shower, sink, toilet) (34 m2)
- Nice room with velux windows (36 m2) with a hatch to the attic

Heating: electric radiators, open fire

Insulation: All windows are new and double glazed, attic floor is insulated

The house is connected to a septic tank

Outbuildings:

- Barn (approx 123 m2)
- Stables underneath (approx 47 and 68 m2)
- Garage attached with a well (28 m2)
- Wood storage shed attached to the house and old pigsty opposite the house

LOCAL TAXES

Taxe foncière: 798 EUR

Taxe habitation: EUR

NOTES

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