

Quirky 11 beds 4 bath property, converted barn to finish, B&B/gîtes business potential, medieval little town

EXCLUSIVE



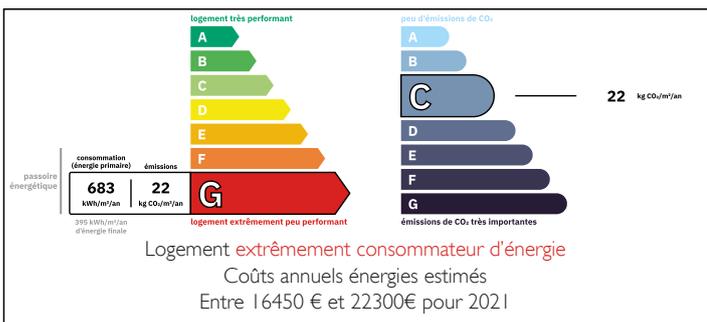
INFORMATION

Town:	Crocq
Department:	Creuse
Bed:	11
Bath:	4
Floor:	370 m2
Plot Size:	1010 m2

IN BRIEF

This quirky property with 11 bedrooms, 4 bathrooms, 7 toilets and 2 kitchens has lots of potential to create a nice B&B/gîtes business. At the moment there is a separate 3 bedroom guesthouse on the ground floor with wheelchair access, and 8 bedrooms, 2 of which have a private bathroom with toilet and a separate bathroom on the first floor. The attached barn can be converted to your own taste. The property is located just outside the centre of the lovely medieval town Crocq with all daily amenities, at approx 24 km from 'tapestry town' Aubusson, 69 km from Clermont-Ferrand (international airport), 110 km from Limoges (international airport) and 60 km from Mont Dore (ski slopes, Puy de Dôme). In the Creuse, Limousin,

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:

- Big living space with a kitchen to renovate in previous barn (90 m²)
- Storage space with access to the attic space (36 m²)
- Storage space with linky meter (9 m²)
- Hall with toilet and sink, stairs to the first floor (14 m²)

Separate guesthouse with disabled ramp:

- Big living space with kitchen / dining (35.5 m²)
- 3 bedrooms (15, 14.5 and 6 m²)
- bathroom with toilet (4.75 m²)
- separate toilet

First floor:

- Landing
- 8 bedrooms, 2 of which with ensuite bathroom with toilet and 1 with toilet
- separate bathroom with toilet
- storage space

Attic above and cellar under a part of the building

Heating: Electric heating and woodburners

Insulation: the property is not insulated

The property is connected to mains drainage.

Garden attached to the house

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

LOCAL TAXES

Taxe foncière: **2944 EUR**

Taxe habitation: **EUR**

NOTES