

Charming stone house with 3 bedrooms, barn, and 1-bedroom gîte in a peaceful hamlet. Large plot with stream.

EXCLUSIVE



INFORMATION

Town:	Charron
Department:	Creuse
Bed:	4
Bath:	2
Floor:	149 m2
Plot Size:	9534 m2

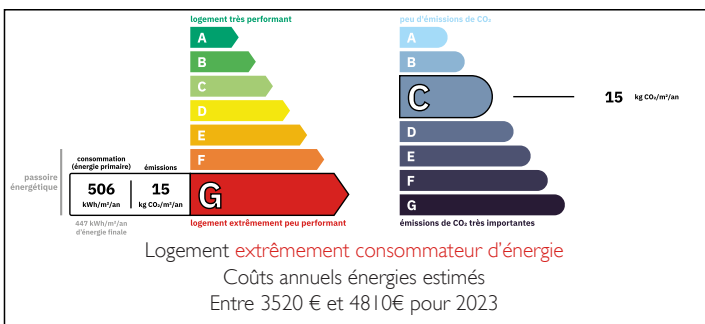
IN BRIEF

Tucked away in a picturesque and tranquil hamlet 5km from Auzances a little town providing all amenities and schools, this beautiful stone farmhouse offers an idyllic escape in the heart of the Creuse countryside.

With a generous 149 m² of habitable space, this property exudes rustic charm while offering excellent potential for renovation and expansion.

Set on 9,534 m² of land, this home benefits from a large barn that could be transformed into additional living space or a workshop, The house itself retains its character, with traditional stone walls and a classic slate roof, making it a perfect opportunity for those looking to embrace the peaceful rural lifestyle France has to offer.

ENERGY - DPE



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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

Key features :

The total living space of 149 m² is made up of 2 separate units. One side of the property is the former main house, while the other side has been converted into a gîte from the former stables.

The barn, attached to the house is ideal for renovation into additional accommodation or creative use.

The plot of land, attached to the house is spacious enough and ideal for gardening or even accommodate horses or donkeys.

It is crossed by a stream which adds to the charm and natural beauty of the setting.

It is located 50 km from Clermont-Ferrand (international airport), 2 hours' drive from Limoges (international airport), and just over 1 hour from the ski resort of Le Mont Dore.

With plenty of possibilities for renovation, whether as a full-time residence, a holiday home, or a gîte business, this charming farmhouse is a rare find in the Creuse region. If you're looking for a quiet countryside retreat with ample space and potential, this is an opportunity not to be missed!

LOCAL TAXES

Taxe foncière: 347 EUR

Taxe habitation: EUR

NOTES

Former main house

- living room and kitchen with large fireplace : 35,7 m²
- distribution room : 12,2 m²
- 2 bedrooms on the 1st floor : each 15 m² plus a inbuilt cupboard
- 1 bathrooms
- 1 bedroom (former pool room) on the garden floor level : 16,2 m²

Gîte

- living room and kitchen : 30 m²
- bedroom : 13,5 m²
- bathroom : 5,9 m²