

Renovated 5 beds, 2 baths farmhouse with barn, 13382 m2 land, no close neighbors, close to amenities



## INFORMATION

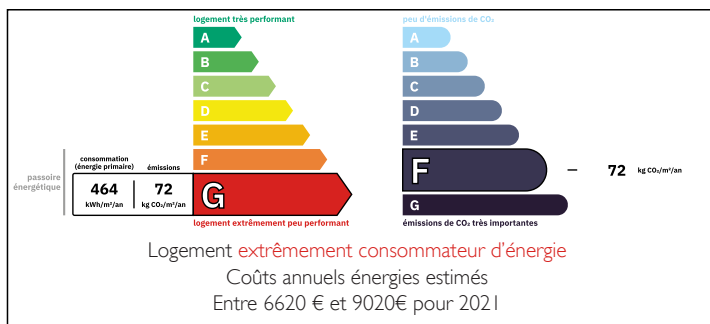
|             |          |
|-------------|----------|
| Town:       | Felletin |
| Department: | Creuse   |
| Bed:        | 5        |
| Bath:       | 2        |
| Floor:      | 186 m2   |
| Plot Size:  | 13382 m2 |

## IN BRIEF

This traditional farmhouse with its own driveway has been completely renovated (including a new roof in 2016) approx 20 years ago, and is immediately habitable. It has 2 bedrooms with ensuite bathrooms and toilet, an office room and a separate toilet on the first floor and 2 rooms in the converted attic. There is an attached barn with a stable underneath. There is 13382 m2 attached land with 3 paddocks and so it is suitable for horses. The house is situated in a quiet hamlet without close neighbors, at approx 19 km from Felletin, 28 km from Aubusson, 72 km from Clermont-Ferrand (international airport), 115 km from Limoges (international airport) and approx 62 km from Mont Dore (skislopes, Puy de Dôme). In the Creuse, Limousin.



## 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

Ground floor:

- Living room with fireplace and wood burner, access to the cellar and stairs to the first floor (32 m2)
- Fitted kitchen (8.6 m2)
- Utility room with access to the adjacent barn (12 m2)
- Dining room with access to the veranda (16,2 m2)
- Veranda (11 m2)

First floor:

- Bedroom with adjoining bathroom and toilet (12 + 4,2 m2)
- Bedroom with adjoining bathroom and toilet (12 + 6 m2)
- Bedroom (12 m2)
- Separate toilet

Second floor:

The attic has been converted into two rooms (12, 24 m2) and is very light with large Velux windows. Currently in use as a second living room and office, but potential for an independent apartment.

Adjoining the house is a barn (25 m2) with a stable underneath, two heating systems (wood and oil) and access to a cellar (19 m2).

Heating: Oil and wood central heating, woodburner in the living room

Insulation: the roof is insulated, all windows are double glazed

The house is connected to a septic tank

Outbuildings:

- Woodshed
- Haybarn
- Carport

## LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

## NOTES