

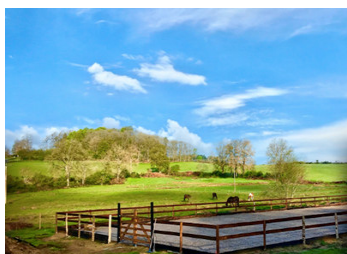
Large property with granny flat and almost 11 hectares and outbuildings in the Creuse, suitable for horses

EXCLUSIVE



## INFORMATION

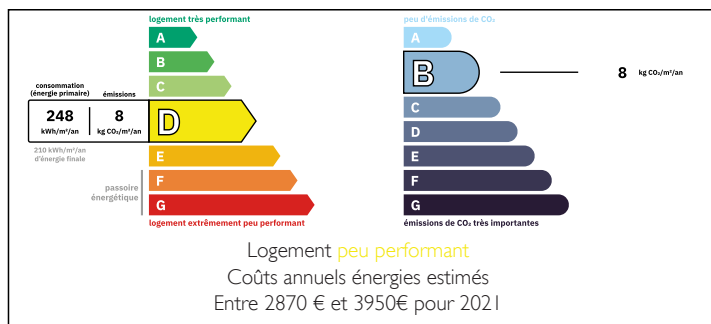
Town:	Mérinchal
Department:	Creuse
Bed:	4
Bath:	4
Floor:	214 m2
Plot Size:	108689 m2



## IN BRIEF

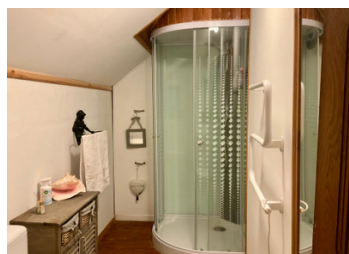
This property on the very edge of a Creusois village, is around an hour from Clermont-Ferrand and 2 hours from Limoges. In the village itself you can get most of your daily provisions (there's a baker, butcher, restaurant, school, mechanic... and there are two vets around 20 minutes away, as well as an excellent local natural farrier). There is more than 10 hectares of land, a large chunk of which adjoins the house. You can see your horses from the bathtub (the current owners have five).

## 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

In the house, downstairs, there is a large 40m<sup>2</sup> open plan family kitchen/dining room with a woodburner and granite/wood fireplace. The dining area is tiles and the kitchen, wood flooring. There are two rooms to the left of the tiled entrance hall/corridor, one currently a salon with a woodburner/marble fire surround and the other a bedroom. There is a bathroom to the rear with an over-bath shower and WC.

The wooden staircase leads to a landing, two further bedrooms and a 32m<sup>2</sup> bed/sitting room used for visitors. Two of the bedrooms have direct access to a Jack and Jill shower-room with WC, and there is a separate shower room to the rear.

The basement has been converted to an independent living unit accessed from both the rear garden and the house. It comprises a shower room, WC, dining kitchen with fitted units, sitting room and sleeping area. On this level there is also a utility and storage area.

The house is double glazed throughout, with two working log burners. You can get wood from your land.

There is enough land for hay, and the owners are leaving their hay-making equipment. There are two wells on the property. The horses are free to move in and out of the barn, stabling (2/3?) is possible, and there is space to store hay. There is a tack room and another building to renovate, a sand arena, and multiple horse trails...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES