

## 4-bedroom stone property with large attached barn on 6000m2 of land in the Creuse countryside



## INFORMATION

Town:	Cressat
Department:	Creuse
Bed:	4
Bath:	3
Floor:	202 m2
Plot Size:	6017 m2

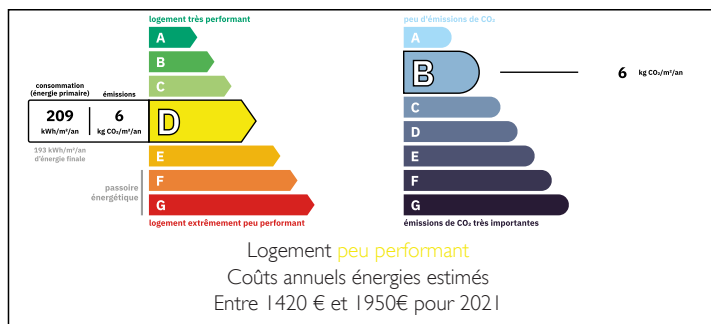
## IN BRIEF

The greenery of the Creuse surrounds this property, which is a couple of minutes from the charming village of Cressat. This is the link for the commune website for information about local activities, and the bar-restaurant. <https://cressat.fr/decouvrir/>

It's a nature-lover's paradise with clear skies and quiet country lanes. A place to slow down, enjoy outdoor activities, or integrated into rural community life.



## 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.



## LOCAL TAXES

**Taxe foncière: 980 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Built in around 1880, this property has been a farmhouse, a holiday home and an investment rental property. There is untapped potential in the 31m x 14m adjoining barn. The house is set in the beautiful green Creuse on a large mostly-enclosed plot with no near neighbours, apart from an owl.

On the ground floor, via an entrance hall, the open plan sitting dining area is to the left, and a fitted kitchen/family room with woodburner is to the right. There is also a downstairs toilet and utility room. The huge barn can be accessed from the kitchen.

On the first floor there is a spacious landing, 4 bedrooms and a large bathroom with separate shower. There are a further two en-suite showers. The house boasts a total of 6 toilets, 4 on this level (three en-suite), one on the ground floor, and one outside, handy when working or sitting outside. This makes the property particularly suitable as a chambre d'hôte.

The insulated loft is accessed from the landing via a door and staircase.

There are wooden floors throughout most of the property, and the decor is fresh and neutral.

The house is heated with electric radiators and the woodburner. There is double glazing throughout and insulation. The DPE rating is D. The individual drainage system functions but does not conform.

To the front of the house is a gravelled area with a well. There is...