

Great opportunity to buy two neighbouring detached rural village houses, plus large garden with a well

## EXCLUSIVE



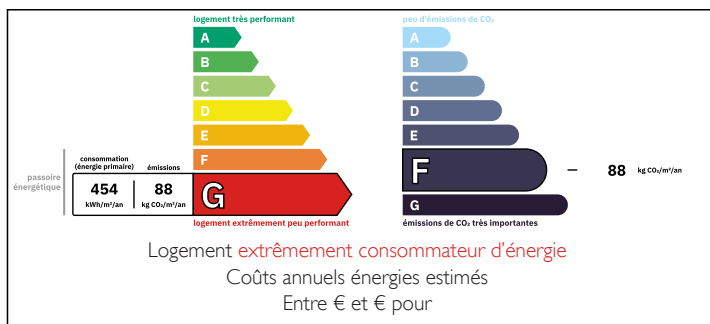
## INFORMATION

Town:	Fransèches
Department:	Creuse
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	4110 m2

## IN BRIEF

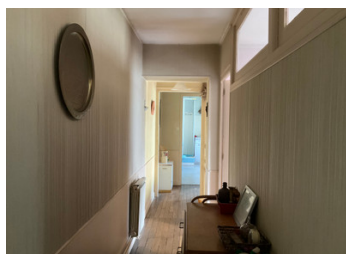
Fransèches is a small commune of 240 inhabitants in the green Creuse department. The historic town of Ahun is 6km away where you will find local commerce and Aubusson, world-renowned for its tapestries is 13km in the other direction. Here are more details about the locality - <https://commune-mairie.fr/franseches-23480#marchebrocante>

## 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

This is a fantastic opportunity to buy two neighbouring houses - one 3-bedroom property, approx 95m2, adjoining garden/land of just over 4000m2, another house (approx 45m2) to renovate, plus a former shop of around 40m2. There is a well in the garden. It is on the edge of a tiny village, with very quiet country lanes, and there is access to schools, markets, bakeries, cafes, doctors, and shops, a few km away.

In the main house there is an entrance area with downstairs toilet, a large family room, a study, and a kitchen. From the kitchen there are steps down to the cellar.

Upstairs there are three bedrooms with wooden floors, a shower room and separate WC.

The house still has the traditional multi-pane single glazed windows with shutters, and there is oil-fired central heating.

The neighbouring house is also for sale. It needs renovating. There is electricity and water, with two rooms downstairs and two upstairs. There is also a shower room and separate toilet downstairs. Adjoining this is a 40m2 space which was a shop. It could equally be used to extend the property or as a workshop or studio.

There is a well outside in the garden, and the land is mainly grass with some established trees. There is an adjoining field.

This property ticks so many of the boxes of families or couples looking to set up in the beautiful, rural Creuse department. The house is immediately...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES