

Lovely 2 bedroom farmhouse with outbuildings and 6315 m2 land in quiet hamlet close to Aubusson

EXCLUSIVE



INFORMATION

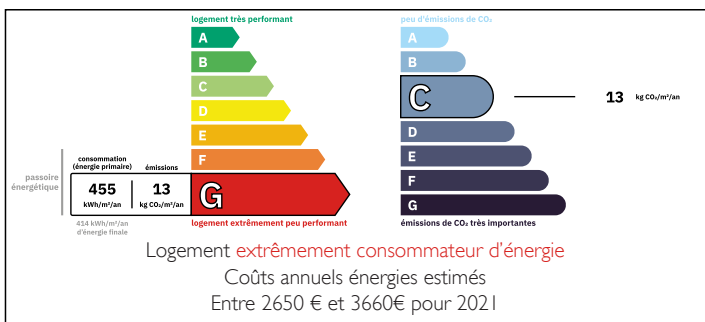
Town:	Crocq
Department:	Creuse
Bed:	2
Bath:	1
Floor:	136 m2
Plot Size:	6315 m2

IN BRIEF

This lovely 2 bedroom farmhouse is immediately habitable and there is space in the attic to create additional living space. The kitchen has a newly installed woodstove that heats the radiators and the septic tank is according to the latest regulations. Attached to the house is a barn, and there is a huge separate barn with a stable underneath, several wood storage sheds and a chicken and goat coop. The total plot of 6315 m2 consists of a lovely vegetable plot, a big field behind the barn with lovely views and approx 2000 m2 woodland. The property is situated in a quiet hamlet, at approx 5 km from medieval town Crocq with all daily amenities, at approx 19 km from 'tapestry town' Aubusson, 68 km from Clermont-Ferrand (international airport), 106 km from Limoges (international airport) and approx 67...

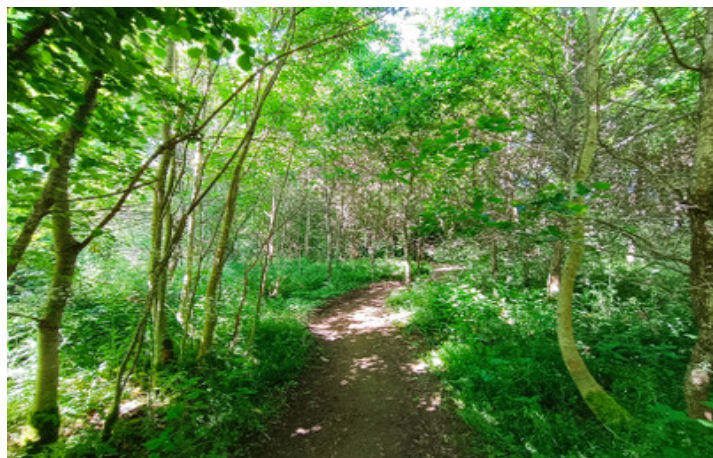


ENERGY - DPE



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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:

- Kitchen / dining room with woodstove (wood central heating) and stairs to the first floor and separate pantry (32 m2)
- Living room (15.75 m2)
- Storage room with sink and separate toilet (5.6 m2)

First floor:

- Landing with stairs to the attic (21.5 m2)
- 2 bedrooms (14, 13 m2)
- Bathroom (shower, sink, toilet) (5.2 m2)

Convertible attic, 2 rooms, insulated (17, 11.5 m2)

Cellar below the living room, accessible from the outside, with electric hot water boiler

Heating: wood central heating

Insulation: the attic is insulated, most windows are single glazed

The house is connected to a septic tank ('aux normes')

Outbuildings:

- Attached barn with attic above (25 m2) and attached storage barn
- Separate barn with stable underneath (approx 113 m2 x 2)
- Chicken and goat coop
- Wood storage sheds

Opposite the house, on the other side of the road, is a semi detached ruin that used to be a barn, which is part of the property

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 400 EUR

Taxe habitation: EUR

NOTES