

Two fishing lakes, stone property split for 2 homes, barns, and 4 hectares of land. Beautiful rural location.



## INFORMATION

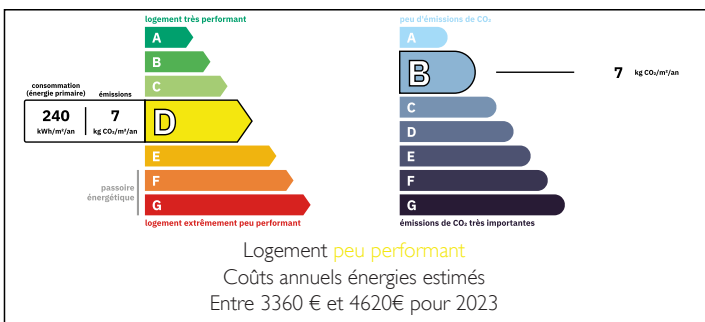
Town:	Le Grand-Bourg
Department:	Creuse
Bed:	9
Bath:	3
Floor:	272 m2
Plot Size:	86665 m2



## IN BRIEF

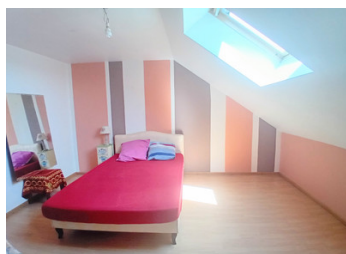
Large, characterful farm offering two habitable units, both heated by a wood-fired boiler. A spacious barn equipped with solar panels provides annual income. The property includes another traditional building with potential for conversion into a dwelling. Next to that a hangar with a basement, and a charming old bakery house with its original bread oven intact. Set in a beautiful natural environment of 8 hectares with two large fishing lakes stocked with carp, and walking paths around the lakes. This property offers strong business potential but requires vision and further investment.

## 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:** 1530 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

### First Habitation

Entrance into a spacious open-plan living area 54 m<sup>2</sup>, with fitted kitchen, featuring a tile floor and the original granite fireplace. The room benefits from double-glazed windows and radiators heated by a wood-burning boiler. A modern spiral staircase leads to the first floor with a surface of approximately 44 m<sup>2</sup>

Upstairs, a landing gives access to a bathroom with double sink and shower, two bedrooms, and a separate toilet.

### Second Habitation

This part has its own entrance, opening into a large hallway 22 m<sup>2</sup>, with a tile floor and wooden staircase. On the ground floor, a toilet, a separate kitchen area 18 m<sup>2</sup>, with fitted kitchen, and access to a storage or laundry room 15,50 m<sup>2</sup>. From the kitchen, a small living room 12 m<sup>2</sup> is accessible. These three spaces could be easily opened up to create a large open-plan kitchen/living area.

The wooden staircase in the hallway leads to the first floor, which features two large bedrooms. One of the bedrooms has an en-suite bathroom with sink and shower. The first-floor floors are traditional wooden planks.

A second wooden staircase leads to the top floor under the roof, which spans both habitable sections below. This level includes two spacious bedrooms with wooden floors, a bathroom with double sink and shower cabin. In the other half of this floor, there is a hallway, a small room, and two more bedrooms.

### Outbuildings:

The barn attached to the house 152 m<sup>2</sup>, contains the wood-fired boiler and the electrical boxes...