

Fabulous, stone, hamlet property, for modernisation, with barn, outbuildings, land.

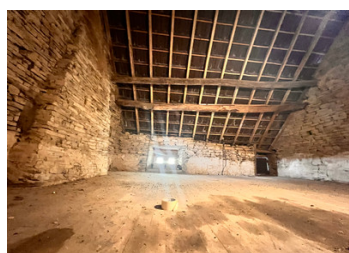


## INFORMATION

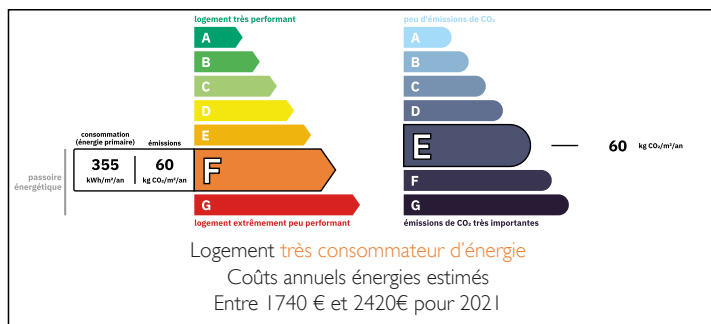
|             |            |
|-------------|------------|
| Town:       | Nouzerines |
| Department: | Creuse     |
| Bed:        | 1          |
| Bath:       | 1          |
| Floor:      | 80 m2      |
| Plot Size:  | 3763 m2    |

## IN BRIEF

Located in a picturesque countryside hamlet, this beautiful stone property offers excellent potential for modernisation, perfect for those seeking the authentic charm of rural France and the opportunity to create a home with character.



## 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

The property comprises a main stone house in need of renovation, a large barn (attached or nearby), and several outbuildings, providing plenty of scope for conversion into workshops, garages, guest accommodation, or storage.

The adjoining land complements the property perfectly, offering space to enjoy the peaceful surroundings, create a landscaped garden, or keep small animals.

This is an ideal opportunity for a permanent home, holiday residence, or even to develop a tourism or gîte project in a tranquil rural setting.

With its authentic character, traditional stone buildings, and potential for development, this property will appeal to buyers who appreciate the beauty and craftsmanship of the French countryside.

For further details or to arrange a viewing, please contact the listing agent.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES