

## Large barn to continue renovating

EXCLUSIVE



## INFORMATION

Town:	La Chapelle-Baloue
Department:	Creuse
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	3225 m2

## IN BRIEF

Large barn with most major conversion works completed

## ENERGY - DPE

DPE not required.

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:** 12 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

With much regret from the current owners, we have for sale this impressive large barn, set in a commanding position overlooking its own surrounding land. Located at the end of a quiet no-through road, the property enjoys peace and privacy, with only one neighbouring property nearby.

### Works Already Completed

A significant amount of the major work has already been undertaken, including:

A new roof with dormer windows and Velux skylights

Installation of a new (never used) fosse septique

Double-glazed windows throughout

Conduits in place for electrical wiring and plumbing

Concrete flooring on the ground floor

Boarded floors on the half floor and top floor

Timber structural work completed

### Works Still Required

The property is ready for completion and personalisation. Remaining works include:

Electrical wiring and connection (supply ready in front of the barn)

Installation of plumbing and water connection (supply also available at the front)

Ceilings, floor tiling, and interior finishing

Installation of sanitaryware and a kitchen

Wall tiling or plastering where stone walls are not being retained

Front entrance doors and hallway

Staircase and landing installation

Included in the sale are several rolls of insulation and water piping. Architect's plans are also available for the purchaser.

This is a fantastic opportunity to complete a substantial barn conversion where much of the heavy work has already been done. With the main structure sound and key installations prepared, the property is ready for you to add your own style and create a unique home in a tranquil countryside setting.

Under 5 kms to the village of Saint Sebastien with its