

Charming renovation project with two houses, a barn, and land in a beautiful setting 10 minutes to a town.

EXCLUSIVE



## INFORMATION

Town:	Trois-Fonds
Department:	Creuse
Bed:	1
Bath:	1
Floor:	140 m2
Plot Size:	11000 m2

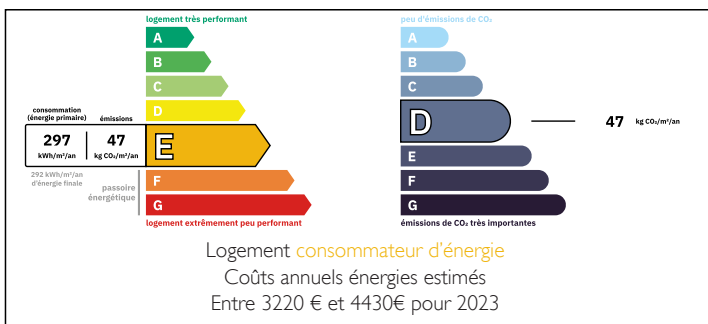
## IN BRIEF

Set within its own grounds, this very pretty stone property is full of potential and ready to be transformed into a comfortable family home. It includes a second smaller house and an attached barn, offering plenty of options — from guest accommodation to business opportunities such as a gîte or bed and breakfast.

Surrounded by over one hectare of land, the property enjoys peaceful rural surroundings and beautiful open views.

Whether you're dreaming of a family retreat, a holiday rental venture, or a self-sufficient lifestyle, the possibilities here are truly endless.

## 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

This charming stone-built property with terracotta tiled roofs couldn't be more traditionally French. With two sets of double gates and private off-road parking for several cars, it offers both character and convenience.

Although basically habitable, the property remains a renovation project, with several major improvements already completed — including a new gas central heating system, double glazing, and an insulated attic roof. The property is connected to mains water and electricity.

### Ground Floor

The entrance opens into a spacious living room (51 m<sup>2</sup>) with a fireplace and wood-burning stove, tiled floors, and exposed beams. This leads through to a kitchen (28 m<sup>2</sup>) with ample space for a dining table and chairs.

A basic shower room and WC are accessed from this area.

Also on the ground floor is an annexe room (27 m<sup>2</sup>), currently used as a gym. With some reconfiguration, it could easily serve as a study, guest bedroom, or second living room.

### First Floor

A landing area (13 m<sup>2</sup>) leads to a bathroom (4.5 m<sup>2</sup>) with bath, sink, and WC, and to a double bedroom (18 m<sup>2</sup>).

### Attic

A staircase leads to the attic space (40 m<sup>2</sup>) — ideal for conversion into a master suite, showcasing the original A-frame beams and high rafters.

### Outbuildings and Exterior

Attached to the main house is a two-storey barn of

## LOCAL TAXES

Taxe foncière: **800 EUR**

Taxe habitation: **EUR**

## NOTES