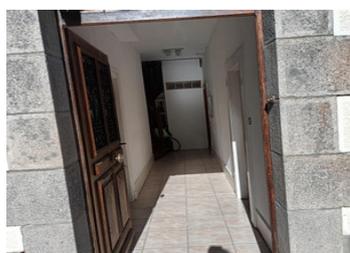


Detached rural house, situated in private grounds including outbuildings, garage and workshop.



## INFORMATION

Town:	Janailat
Department:	Creuse
Bed:	7
Bath:	4
Floor:	210 m2
Plot Size:	7000 m2



## IN BRIEF

Large detached house with an ancient moulin, situated in its own private grounds. There are many outbuildings, a garage and a workshop. The property benefits from double glazing throughout, and has been lovingly renovated keeping lots of original features from a by gone era. The house is also sold with all the furniture making this an ideal turnkey property, just turn up with your cases.

## 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.



## DESCRIPTION

This stunning old house with an attached ancient moulin and is 7 bedroom property has been lovingly renovated to a high standard, it is steeped in history and the seller has kindly wrote this interesting story up and can be sent on request.

The property sits on a plot of garden, land and forest.

Ground floor – Garage & workshop

First floor – Lounge, Dining Room, Kitchen, Hallway, Bedroom & bathroom, stairs to Second Floor

Second Floor – 4 x double bedrooms, 1 bathroom, stairs to Third Floor

Third Floor – 2 x double bedrooms each with ensuite bathroom

Garden and outside buildings – old watermill, 3 storey house, 2 storey barn, single story stable, two storey “Folly” and two ruins.

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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 foncière: 1291 EUR**

**Taxe habitation: EUR**

## NOTES