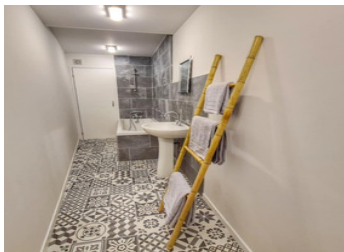


Beautifully renovated home in the heart of the medieval village of Crocq - perfect as a second home!



## INFORMATION

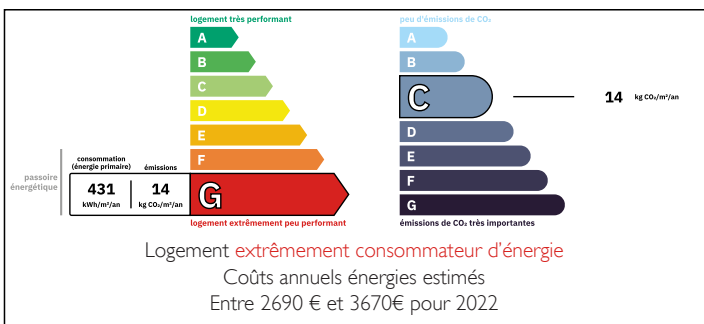
Town:	Crocq
Department:	Creuse
Bed:	2
Bath:	1
Floor:	91 m <sup>2</sup>
Plot Size:	54 m <sup>2</sup>



## IN BRIEF

An opportunity to purchase a unique, character property in the heart of the medieval village of Crocq, just below the 12th century castle ruins. Crocq has a bakery, 2 mini markets, a bank, a florist, a chemist, a brocante and a bar. It's very pretty - like the film Chocolat! It is just a short drive from the historic tapestry town of Aubusson, which has all commodities including a hospital, cinema, theatre and swimming pool complex and from the pretty town of Felletin, with its amazing weekly market. The unspoilt countryside of the Plateau de Millevaches is nearby offering hiking trails and an array of watersports.

## 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

**GROUND FLOOR:** the front door opens in to the large kitchen dining room. There is a gorgeous typically Creusois stone fireplace, which has been recently fitted with a wood burner. The kitchen has a washing machine, a small electric oven, a hob with 2 burners and 2 fridges. Off the kitchen, is the bathroom and toilet.

**FIRST FLOOR:** a spacious but cosy, dual aspect living room with access to the balcony.

**SECOND FLOOR:** Bedroom 1, Bedroom 2, access by trap door to the large attic from Bedroom 2

-----

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