

Pretty farmhouse to renovate with large barns and 7 hectares of land in a tranquil location close to Aubusson

EXCLUSIVE



ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Saint-Médard-la-Rochette
Department:	Creuse
Bed:	3
Bath:	1
Floor:	114 m <sup>2</sup>
Plot Size:	69027 m <sup>2</sup>

## IN BRIEF

An opportunity to purchase a former 'fermette' in a beautifully tranquil location not far from the tapestry town of Aubusson. This character property is set at the end of a road with just one neighbour, so there is absolutely no passing traffic. The property requires renovation throughout but could be a wonderful home with the potential for equestrian activities as there is just under 7 hectares of land - mostly attached.

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

To the front of the property, there is a charming courtyard garden with a well.

**GROUND FLOOR:** large dining room (4.9m x 5.1m) with beautiful Creusois granite fireplace, living room (5.3m x 3.4m) with original fireplace, kitchen (2.9m x 5.1m) with larder under stairs - access to rear garden and outbuildings and stairs to first floor.

**FIRST FLOOR:** large landing of 17m<sup>2</sup>, bedroom 1 (4.2m x 2.5m), bedroom 2 (4.2m x 2.6m), bedroom 3 (4.2m x 3.15m), bathroom with WC (1.7m x 2m), stairs to large attic (8.9m x 7.3m), which could be converted to provide extra accommodation if required.

All measurements are approximate.

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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