

Former farmhouse with fully renovated home, barns, outbuildings, bread oven, large grounds. Panoramic views.



INFORMATION

Town:	Arfeuille-Châtain
Department:	Creuse
Bed:	4
Bath:	2
Floor:	162 m ²
Plot Size:	19670 m ²

IN BRIEF

Former farmhouse featuring a fully renovated main house of approximately 162 m², offering: kitchen/dining room, living room, 4 spacious bedrooms, 2 shower rooms, 2 WC and a large, dry cellar.

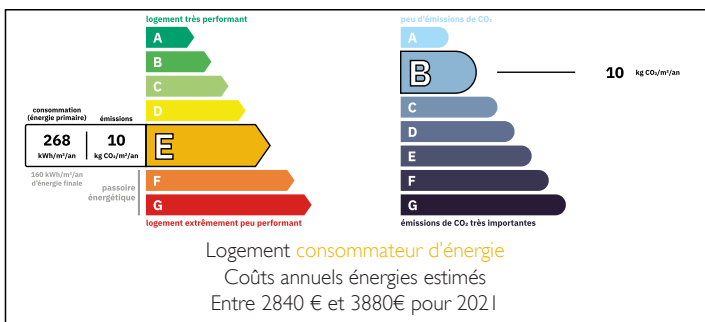
Set in a peaceful hamlet in the Creuse countryside, the property enjoys a quiet, elevated position, slightly apart from the neighbouring houses, with superb panoramic views over the surrounding countryside.

The property also includes:

- a large, well-maintained barn with cowshed on ground floor
- a separate building requiring renovation, retaining many original features, such as a traditional bread oven with its original vaulted ceiling intact. It offers excellent potential for conversion into a holiday cottage, an artist's studio...
- a second, older barn in need of restoration but still



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.



LOCAL TAXES

Taxe foncière: 1338 EUR

NOTES

DESCRIPTION

HOUSE

Ground floor :

A few steps lead up to the entrance hall, which opens onto the staircase and a central hallway.

To the left, the hallway leads to a bright and spacious 33.5 m² living room with an open-plan fitted kitchen and dining area.

The room features a wood-burning fireplace insert fitted into a lined chimney, with a heat distribution system supplying the rooms above.

Original built-in cupboards have been carefully preserved, as has the original stone sink. The exposed stone partition wall adds both character and excellent thermal mass.

On the opposite side of the hallway is a bright 20 m² sitting room.

To the rear of the house are a large separate WC, suitable for use by a person with reduced mobility, and a spacious 8.5 m² shower room with shower cubicle, double washbasin and a large window overlooking the surrounding countryside.

First floor :

On the south-west side are a large 19.1 m² bedroom, a shower room with WC and a second bedroom of 17 m².

To the north-east are two further bedrooms of 17 m² and 13.5 m².

This floor also benefits from direct access to the rear of the property and the adjoining pasture.

Attic :

Above the bedrooms is a single open attic of approximately 77 m², offering generous space, a sound roof structure and excellent conversion potential.

Cellar :

The cellar, accessed directly from inside the house,