

A charming detached renovation project in a pretty and traditional rural hamlet



INFORMATION

Town:	Fransèches
Department:	Creuse
Bed:	2
Bath:	0
Floor:	60 m2
Plot Size:	1180 m2

IN BRIEF

Set in a small hamlet just 4 minutes from the nearest schools, pharmacy, post office and restaurant, and only 9 minutes from the nearest supermarket. Close to the renowned sculpted village of Masgot and the picturesque village of Moutier d'Ahun, both tourist hot-spots in La Creuse.



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 cute renovation project is South-facing and sits in its 1180m² plot of flat gardens with plenty of space for a vegetable-patch, planting fruit trees and why not even installing a pool to make the most of this sun-filled space !

A septic tank was installed up to the house in 2016, which is always an important and expensive part of a renovation project to have done and dusted.

The house itself is made up of 2 communicating buildings, a new double-glazed door leads into the 1st building boasting a good-sized living room, complete with its original fireplace, and leading through to the second building which encompasses the kitchen, utility area with hot water tank, a separate toilet, and the stairs leading up to the 1st floor.

The landing area has a functioning shower cubicle which was meant as a temporary area to shower during the renovations, and leads through to two connecting bedrooms, the back bedroom looks over the grounds. From one of these bedrooms a fold-down ladder leads up to an attic which has a window and basic flooring installed, and is just waiting to be finished and turned into a cosy bedroom nestled in the eaves.

The electricity is functioning but is not up to a conforming standard. All of the windows are single-glazed, some have shutters.

A barn is attached to the house, it has been divided in two parts by a wall, with one side being remaining a...

LOCAL TAXES

Taxe foncière: 113 EUR

NOTES