

Wow factor complex of properties, with only 1 other close neighbour.



## INFORMATION

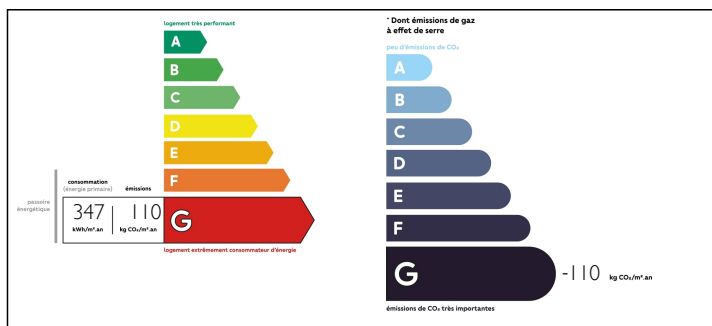
Town:	Sardent
Department:	Creuse
Bed:	4
Bath:	1
Floor:	192 m2
Plot Size:	11698 m2

## IN BRIEF

The estate is made up of the main house of 192m<sup>2</sup>, a house to renovate outbuildings of 608m<sup>2</sup> and a plot of just over one hectare, of land, garden and woodland. The outbuildings consist of 4 barns, a shed and an undeveloped house. The main house is composed of a living room, a dining room, kitchen, bathroom, WC, boiler room and an entrance on the ground floor. On the first floor, 4 bedrooms, 2 bathrooms, a toilet and an office. The second floor, a large convertible attic.

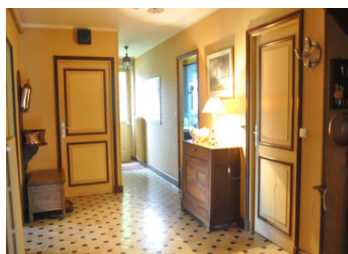
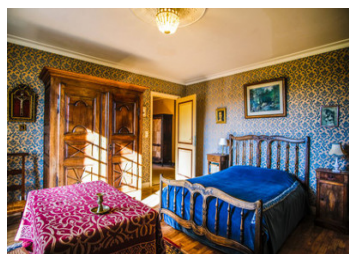


## ENERGY - DPE



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

The estate is made up of a main house of 192m<sup>2</sup>, outbuildings of 608m<sup>2</sup> and a plot of just over one hectare, of land, garden and woodland.

The outbuildings consist of 4 barns, a shed and an undeveloped house.

The main house is composed of living room, dining room, kitchen, bathroom, WC, boiler room and an entrance on the ground floor. On the first floor, 4 bedrooms, 2 bathrooms, toilet and an office. The second floor, a large convertible attic.

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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: 1000 EUR

## NOTES