

Charming collection of hamlet properties, main house, second small house, large barns and 4052m2 of land .

EXCLUSIVE



INFORMATION

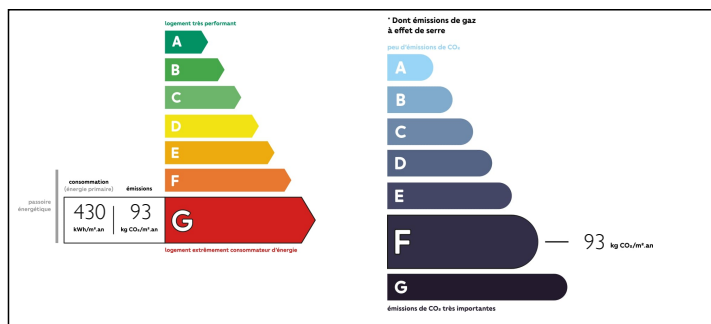
Town:	Saint-Priest-la-Plaine
Department:	Creuse
Bed:	4
Bath:	1
Floor:	132 m2
Plot Size:	4052 m2

IN BRIEF

A collection of buildings in a rural hamlet setting. A main house of 130m2, habitable but needs refreshing throughout. A second small house of 54m2 to renovate completely, a workshop which could also be converted to a dwelling of 97m2. And a large barn of approximately 300m2 with workshop and hangar. Small holding and gîte possibilities.



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

In a small farming hamlet 3kms to the nearest village with general amenities, this large four bedroom property is habitable, but needs work to make a comfortable home. With a roof renewed in the last 10 years and a recent rewire throughout. The property consists of the following.

Large entrance hallway with rooms to the left and right. A fitted kitchen of 19.60m², leading through to a small room, office or pantry of 7m².

A large salon of 21m², open plan to the dining room of 13.72m².

There is also separate WC.

On the first floor are four double bedrooms, 10.46m², 13.54m², 13.17m², 14.00m². A basic family bathroom of 5m². Stairs up to the second floor attic space, ideal for more living space or hobby rooms.

On the lower ground floor are four separate rooms used as pantry storage, wine cellar, and workshop. The property has double glazing windows, and has oil central heating.

It will require a septic tank system installing for the drainage. It has mains water and electric connected. Outside the barns are next to the property and across the small lane.

There is a vegetable garden, and a larger plot of land behind the large barn.

There is so much to this property, contact me for more information.

The vendors are open to serious offer.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **817 EUR**

NOTES