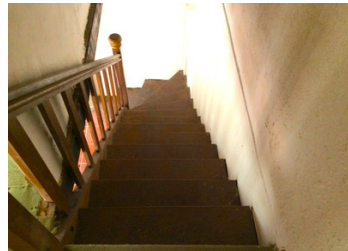


Traditional stone house, separate old forge, garden and woodland on the edge of a small hamlet.

EXCLUSIVE



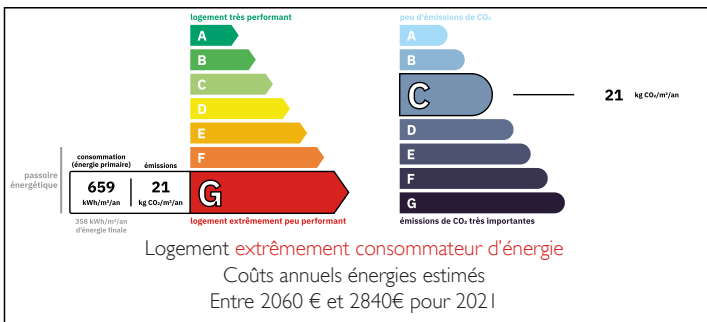
## INFORMATION

Town:	Saint-Michel-de-Veisse
Department:	Creuse
Bed:	2
Bath:	1
Floor:	57 m2
Plot Size:	12909 m2

## IN BRIEF

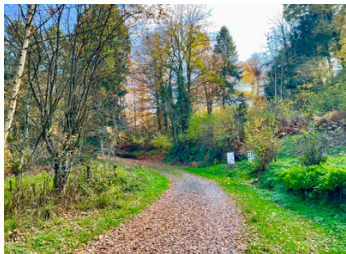
This pretty house and second building, an ancient forge, have lots of potential. A 2-minute walk will take you to the hamlet's very popular bar-restaurant which is also a bread drop-off point for a local bakery. A 10-minute car ride (or local bus) will take you to Aubusson, famous for its UNESCO tapestries and museum, and which has all amenities including a doctor, dentist, vet, cinema, weekly market, school and local shops. Leaving the house on foot you can walk up into the forest. Nearby are several swimming lakes, including Lac de Vassivière with several beaches and watersports. Limoges airport is 90 minutes, Paris is a 4-hour drive, and there is a local bus stop at the end of the road.

## 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

This pretty house is immediately habitable. It has electricity and water, and was re-roofed in 2016. For a little place, it offers a lot: a peaceful location on the edge of a hamlet, attached garden ground of just over 1000m, an old forge for complete renovation but which has a 2023 new roof (to potentially a gite or guest accommodation subject of course to permissions), a small pêcherie (fish pond), a bread oven to renovate, and a hectare of woodland within walking distance. The communal hamlet well is across the road.

The house would need some work to feel ready for permanent use but it is ideal as a holiday home as it is. Already, there is double glazing and a PVC double-glazed front door, the loft floor has been insulated, a 200 litre boiler has been fitted, and there is a wood burner (new tubage 2023) and electric wall-mounted heaters as the heating source.

The garden wraps around the house and forge, one building can be accessed from the other via the garden - the forge also has access from the lane.

There is a large part-tiled kitchen-lounge area downstairs with a traditional granite fireplace with wood burner. The wooden staircase leads to a corridor, a shower room with WC, and 2 bedrooms. The main bedroom is L-shaped (13m<sup>2</sup>) and in the corner there is a wooden door and staircase leading up to the partially floored and...

## LOCAL TAXES

Taxe foncière:	273 EUR
Taxe habitation:	EUR

## NOTES