

Beautifully presented deatched stone barn conversion with countryside views on the outskirts of Felletin.



## INFORMATION

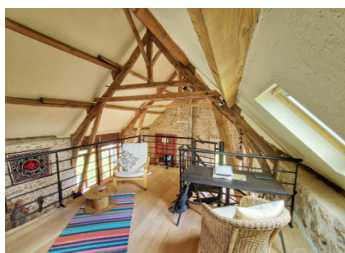
Town:	Poussanges
Department:	Creuse
Bed:	3
Bath:	2
Floor:	147.65 m2
Plot Size:	1847 m2

## IN BRIEF

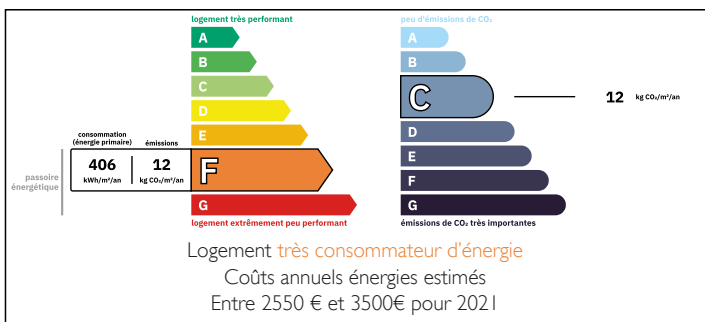
A beautifully presented barn conversion, which retains many authentic features. The house benefits from double glazing throughout and the septic tank has been recently replaced. The house will be sold furnished, so would be perfect for a family looking for a holiday home.

The garden behind the house offers stunning views of the green landscape of the Creuse. The house is situated in a quiet, little hamlet approximately 9 km from the lovely market town of Felletin with all daily amenities, it is about 100 km from Limoges International Airport, 90 km from Clermont-Ferrand International Airport and about 76 km from Mont Dore ski slopes in the Puy de Dôme.

The house is heated by a combination of woodburners and electric radiators.

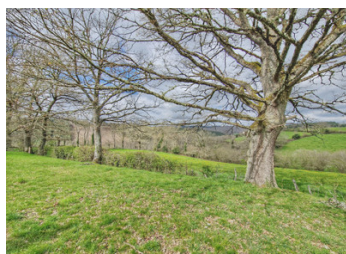


## ENERGY - DPE



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

GROUND FLOOR: hall, Bedroom 1: a large dual aspect room with garden views Bedroom 2: (3.5m x 2.6m) Bedroom 3: with doors to garden (4.7m x 2.4m), Bathroom 1: with bath/shower, washbasin and WC, heated towel rail (2.5m x 1.6m), Bathroom 2: with bath/shower, washbasin, heated towel rail and WC (2.4m x 2.3m), Store room: (2.5m x 1.1m)

FIRST FLOOR: large open plan living room, dining room and kitchen (10.8m x 6.9m), this lovely, spacious room is heated by 2 woodburners at each end. Double doors lead out to the communal land to the front of the property and to the rear, doors lead out on to a balcony, which has stunning countryside views - perfect for enjoying a glass of wine!

OUTSIDE: attached small barn used as a wood store and storage for bikes.

Garden to rear.

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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: 609 EUR

Taxe habitation: EUR

## NOTES