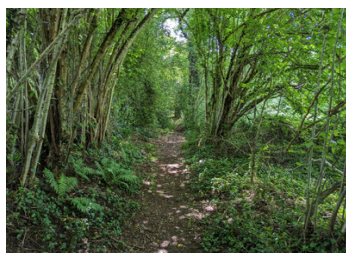


Outstanding, flexible property with gîte, inground swimming pool and over 4 acres.



INFORMATION

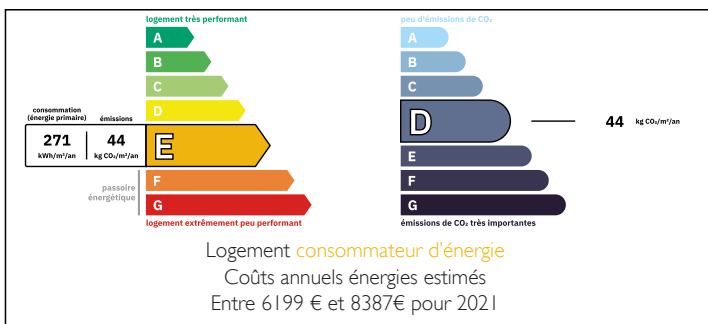
Town:	Saint-Marien
Department:	Creuse
Bed:	4
Bath:	2
Floor:	212 m2
Plot Size:	17319 m2



IN BRIEF

On a tiny country lane in the heart of rural France, this lovely property is in a league of its own. Peaceful but within easy reach of amenities, this area of the Creuse is one of extreme beauty, with rolling hills, walks and cycle trails. The wonderful leisure lake and beach of Sidailles, with its zip-lines, bar and boat hire is just 15 minutes away.

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

Charming and full of character, this house is currently divided into a self-contained 3-bedroom gîte and a 1-bedroom spacious home.

The 1-bedroom House – A glorious kitchen/dining/sitting room is the heart of the home and leads to an office, WC, and further lounge with French doors onto a private patio/terrace. Upstairs, a romantic bedroom, open to the eaves with original beams, has a generous bathroom and doors to a private balcony/terrace. The office and lounge could easily be reconfigured to become a self-contained apartment due to their separate entrance door and the existing plumbing.

The 3-bedroom Gîte – Another large kitchen/diner leads to a beautiful sitting room with woodburner, and then stairs to 3 double bedrooms and a shower room. Currently rented as a holiday let during the summer months, guests return year after year.

Outside – The magnificent fenced and alarmed inground swimming pool, with fully equipped pump house, is an irresistible draw to guests and owners alike. The attached land is an enchanting mix of gardens, relaxing terraces, fields and shady wooded areas with meandering tranquil paths.

There are various outbuildings, sheds and storage areas for all manner of projects, and private parking and entrances for both houses.

A delightful and welcoming property, with a wow-factor pool, this home offers infinite opportunities.

Please ask for more information and photos.

Property measurements are approximate.

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

LOCAL TAXES

Taxe foncière: **873 EUR**

Taxe habitation: **EUR**

NOTES