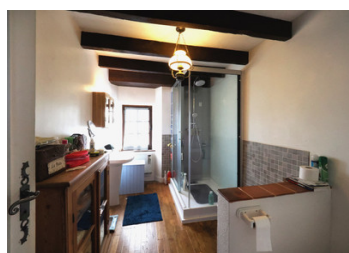
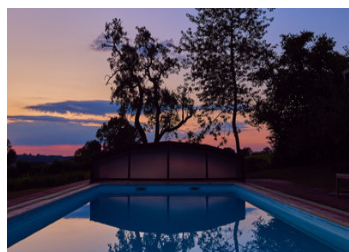


**UNDER OFFER** Utterly charming traditional granite property with pool and large garden

**EXCLUSIVE**



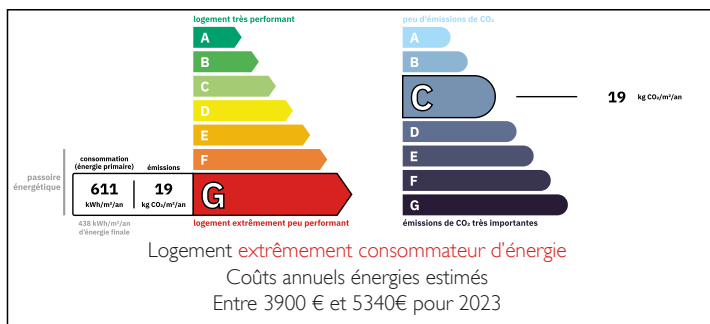
## INFORMATION

Town:	Peyrat-la-Nonière
Department:	Creuse
Bed:	3
Bath:	1
Floor:	115 m2
Plot Size:	1752 m2

## IN BRIEF

A dream property. This idyllic detached stone cottage is set in a tiny hamlet, in the rolling green countryside of the Creuse. The small village of Peyrat-la-Nonière is nearby, with a primary school, active village association, café-bar and sports clubs. It also has a little village shop with café to the rear, very handy for bread and other daily essentials. The tapestry town of Aubusson is around 20km away; Chénérailles and Gouzou, with most amenities weekly markets, are also nearby. The area is a bird-watcher, walker or cyclist's paradise.

## 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 house is currently a much loved holiday home. You may well fall in love with it in the same way as the current owners did.

Downstairs there is a large living/dining room (approx 35m<sup>2</sup>) with feature woodburner set in a carved granite fireplace. There is an adjoining kitchen and WC with washing machine. A further large downstairs room could be a bedroom, craft room or second sitting area. This room has a glazed door to the outside, and a fireplace with woodburner.

Upstairs, there are a further two bedrooms and a shower room, and a door and staircase up to the loft. There is the potential to expand into this large space (56m<sup>2</sup>). Large velux windows have already been fitted.

There is a cellar accessed from the outside. The property has individual drainage (it functions but does not conform), and heating (as well as the two woodburners) is by means of electric heaters. The property is single glazed.

The mature garden, with lawn and established trees, including a beautiful mulberry, has uninterrupted views of the rolling countryside beyond - and beautiful sunsets. The quality in-ground swimming pool has a solid winter cover, and an adjoining wooden pool house. Next to the house there is a sunny walled terrace, ideal for eating out. There is also a detached garage, and two small garden stores.

A really lovely property that shouldn't be missed.

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Information about risks to which this property is...

## LOCAL TAXES

**Taxe foncière: 973 EUR**

**Taxe habitation: EUR**

## NOTES