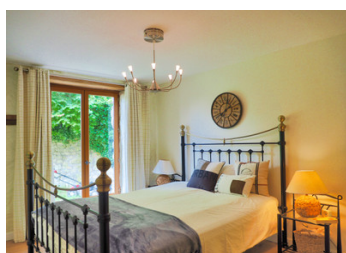


Stunning 3-bed barn conversion in serene hamlet, no through road. Tranquil retreat awaits.



INFORMATION

Town:	Le Grand-Bourg
Department:	Creuse
Bed:	3
Bath:	2
Floor:	116 m ²
Plot Size:	1398 m ²



IN BRIEF

Situated in a very quiet hamlet with a few other houses, with no through road or passing traffic, set away from the stress of the modern world. The market town of La Souterraine is 20 km.

The property is composed as follows:

Ground floor entrance 11 m² + WC washbasin 1.6 m²

Cellar 11 m², laundry room.

54 m² Salon, dining room with high ceilings, exposed beams, and wood burning stove. Newly installed in 2023, double glazing aluminium windows and doors, in a dark gray finish. A modern fitted kitchen, with built-in oven and hob, dishwasher, and Smeg fridge.

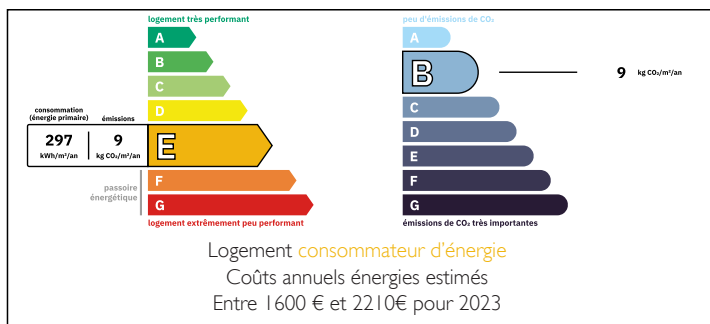
Bedroom with double doors 11.8 m²

Bathroom with roll top freestanding bath, sink and WC, 7 m²

Bedroom with doors out to the garden, 10.6 m²

Landing plus walk in shower room and WC, dressing room 11.6 m²

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.



LOCAL TAXES

Taxe foncière: 781 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The Limousin is France's most sparsely populated region. Located in the heart of France, it is the north-western part of the Massif Central. It is made up of the departments of Corrèze, Creuse, Haute-Vienne and so, between the Millevaches plateau and the last western foothills of Mont de Blond and Monts d'Ambazac, this hilly country stretches out.

Crossed by numerous clear rivers, it is dotted with lakes, ponds and many forests. Agriculturally used areas alternate with wooded and fallow areas left to nature. The deepest incisions form steep slopes above the river loops of the Vienne, Creuse, Dordogne, Vézère and Gartempe rivers.

With its many forests, hills and clear watercourses, this region invites you to a slow journey of discovery of incomparable landscapes and medieval villages. Here and there, mighty castles like the one in Turenne bear witness to the wealth of the nobility in the Middle Ages. The fortified Romanesque churches bear witness to the early power of Christianity.

As a land of travellers, the Limousin experienced a special peculiarity in the 12th century with the creation of one of the 4 St James' Way routes in France to Santiago de Compostela, the Via Lemovicensis. In 1998, these "Camino de Santiago in France" were designated a World Heritage Site.

Paddling, cycling, hiking - to the horizon and beyond Nature lovers and hikers will find many attractive holiday destinations in the three departments of the Limousin region: Corrèze, Creuse or Haute-Vienne. Canoeists and kayakers will find over 800...