

Beautifully renovated 4 bedroom house with a 2 bedroom gite in a picture perfect hamlet with countryside views



## INFORMATION

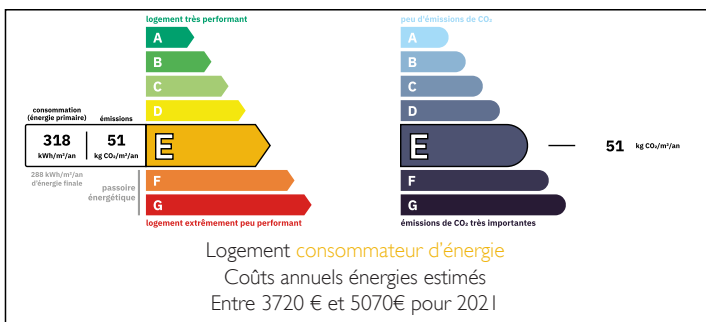
Town:	Saint-Domet
Department:	Creuse
Bed:	4
Bath:	1
Floor:	135.5 m2
Plot Size:	32879 m2

## IN BRIEF

A rare opportunity to purchase a beautiful country home with 4 bedrooms and a neighbouring, luxury 2 bedroom gite in a peaceful hamlet. Both houses were fully renovated in 2018, but date from the 1800s and are a harmonious blend of rustic charm and modern comfort.

Outside, the delights of nature await you at every turn. Both properties have established, sunny courtyard gardens but there is also an orchard, a wood-fired hot tub with summer house, a potager, a range of outbuildings and land of approximately 3 hectares. This property is already a successful lifestyle business but there is still so much potential. Planning permission has been obtained for yurts or bell tents, the small barn adjacent to the cottage could, with permission, be converted into a further one bedroom gite, or the current gite could be extended to...

## 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: 824 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### MAIN HOUSE

GROUND FLOOR: entrance hall, cosy kitchen/dining room with fitted kitchen, island unit and wood burner (5.1m x 4.2m), dining room with original marble fireplace (3m x 5.10m), a beautiful, newly created sitting room in what was previously an attached barn (4.1m x 4.5m) - this room has lovely views over the open countryside - and a useful utility room/laundry (4.3m x 4.1m) with separate WC and storeroom. This room opens into the walled garden outside.

FIRST FLOOR: landing, bedroom 1 with dual aspect and fireplace (4.3m x 5.1m), bathroom with large shower, wash basin and WC, bedroom 2 with dual aspect (3.3m x 5.2m)

SECOND FLOOR: large landing currently used as a study (3.1m x 1.7m), bedroom 3 (3.3m x 4.5m), bedroom 4 (4.2m x 4.5m)

Cellar - accessible from garden

OUTBUILDINGS: workshop, woodstore, garage

### GITE

GROUND FLOOR: large, sociable, open plan kitchen, dining, living area with a large fireplace with wood burner (7.4m x 4.5m)

FIRST FLOOR: bedroom 1 - a large, light double bedroom with views over the garden (5.5m x 3.5m), bedroom 2 (3.9m x 3m), bathroom with free-standing bath, a large walk-in shower, wash basin and WC. Electric radiators throughout

### OUTSIDE

Separate toilet building with wash-basin

2 separate walled gardens, a further large garden area with original bread oven and well, potager, orchard with wood fired hot tub and summer house. More than 3 hectares of land.