

Manor house full of character in the tranquil village of Vallière in the Creuse



INFORMATION

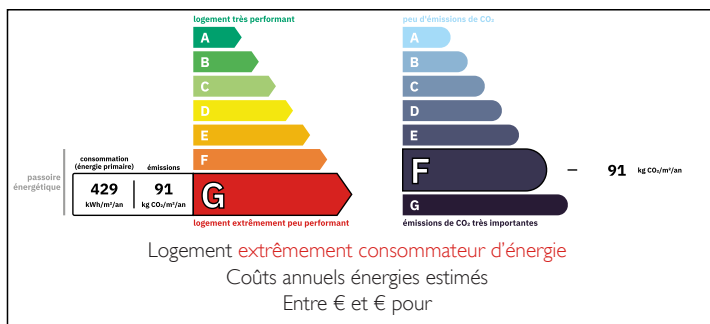
Town:	Vallière
Department:	Creuse
Bed:	5
Bath:	2
Floor:	202 m2
Plot Size:	666 m2



IN BRIEF

This imposing Manor House, complete with period details, is located in Vallière in the south of the Creuse. It is a short walk to all the village amenities including a bakery with little cafe, a butcher, grocery store, post office, pharmacy etc. There is a popular bar restaurant, lots of village clubs and activities, a church and primary school....most everything you need. The airport at Limoges is around 90 minutes, and it's a little less for La Souterraine where you can get a train to Paris in under 3 hours. This part of the Creuse in particular boasts clear night skies, the nature reserve of the Plateau de Millevaches, and plenty outdoor activities such as cycling, walking, horse riding, and water sports in the nearby lakes.

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

After having been a much loved family home for nearly 40 years, this aesthetically beautiful property, full of original features and architectural flair, is a blank canvas for its new owners.

Above a sous-sol comprising garage, wine cellar, work shop and operational well, the double front doors open into a large tiled entrance hallway with high double doors leading left and right to a dining room with marble fireplace and large family room respectively. The family room is in fact two interconnecting rooms so this light and spacious space has views to the front and back though the architect-designed feature window and patios doors. This opens to steps to the back garden. The front part of this open space has a fireplace and the back part a fire insert.

In the dining room, as with most of the ground and first floor, the original intricate cornicing and ceiling rose remains, along with the marble fireplace and the oak flooring. A door leads to the kitchen which has dated wooden but functional fitted wall and floor units, with integral hob, deep fat fryer and cooker hood. A window looks over the garden. The light floods in with a 2.9m ceiling height on this floor.

In a small rear hall there is a WC, hand wash basin, access to the cellar and back garden and the wooden staircase.

On the first floor there is a front bedroom and a...

LOCAL TAXES

Taxe foncière: 1298 EUR

Taxe habitation: EUR

NOTES