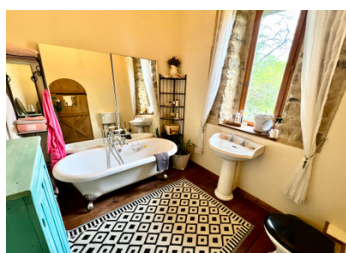
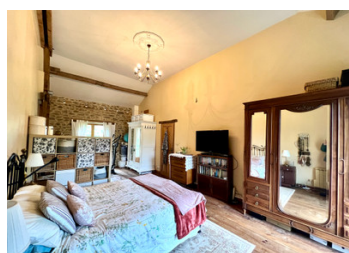


Picturesque setting, stone property three bedrooms, river views, 1.2 hectares, beautifully updated throughout.



INFORMATION

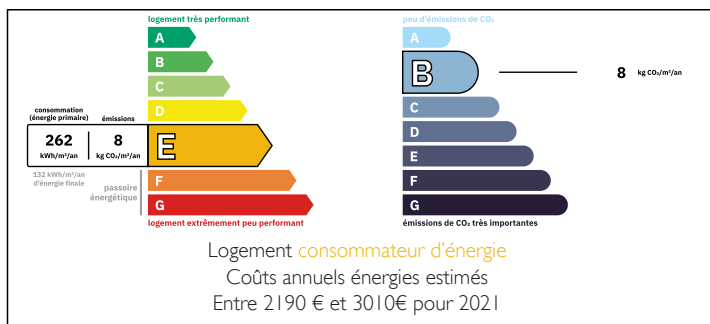
Town:	Saint-Priest-la-Feuille
Department:	Creuse
Bed:	3
Bath:	2
Floor:	153.33 m2
Plot Size:	12726 m2



IN BRIEF

This charming character stone property has undergone extensive renovations to a high standard in recent years. Featuring an eco-friendly fosse drainage system, a new roof, rewired electrics throughout, and Velux windows in the converted attic, all major tasks have been tackled. The property boasts ample land, perfect for grazing animals or starting a market garden business."

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

Sitting like a picturesque gem, nestled back from the country lane, this property is enveloped by its own sprawling land and gardens.

Step into the dream farmhouse kitchen,(27m²), complete with fully fitted painted cabinetry and spacious enough to accommodate a dining table. In the summer, open the double doors to extend onto the decked terrace, creating a seamless indoor-outdoor living experience. With a very handy pantry, laundry room just through the door, and then access into the barn.

The spacious living room,(40.84m²), features a cosy wood burner stove and a stunning stone fireplace, complemented by new laminate floors. With many of the original features still in place, it makes this a very characterful room. The room is spacious enough for a large dining table and chairs at one end.

Ascend the stairs to the first floor for more delightful surprises.

Arrive at a very spacious landing ,(12.30m²),with all the bedrooms leading off from here.

The large master suite, (29.44m²), spacious enough to have all the furniture you could need, and an exercise area too. The en suite bathroom,(7.28m²), with roll top freestanding bath, sink and WC are behind a newly crafted oak door.

There are two more double bedrooms,(26.49m², 11.16m²), both beautifully presented, and one having a stairway up to the converted attic room, currently used as a double office,(10.52m²), though could equally be a hobby room, or fourth guest bedroom. A second bathroom ,(6.54m²), with shower cubicle, sink and wc, finishes this floor.

The whole property is beautifully...

LOCAL TAXES

Taxe foncière: 850 EUR

Taxe habitation: EUR

NOTES