

Beautifully presented, large rural 4-bed property with land for horses, barns, woodland, amazing views, Gîte

EXCLUSIVE



INFORMATION

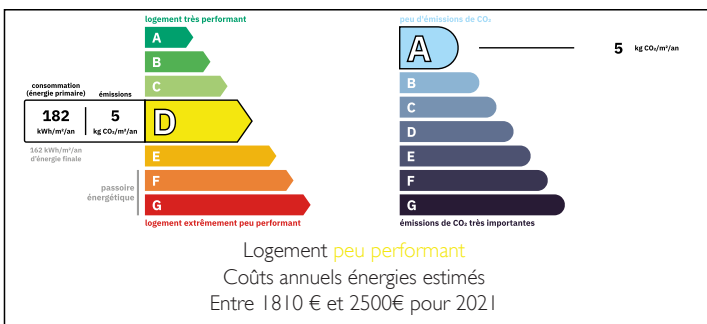
Town:	Glénic
Department:	Creuse
Bed:	5
Bath:	3
Floor:	288 m2
Plot Size:	31896 m2

IN BRIEF

Close to the historical village of Glénic, (<https://glenic.fr/economie-tourisme/tourisme/>) set high above the valley giving impressive views, historic centre, and Gallo-Roman Church, the property is only 10 minutes, (8kms) to the larger town of Guéret, the Departmental head.

Supermarkets, and boutiques, commercial centres and Theatre, Cinema and swimming lakes are all local, yet the property is far from the bustle of the town, and located above the other houses in the hamlet, giving it uninterrupted views of the beautiful Creusois countryside.

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 habitation: EUR

NOTES

DESCRIPTION

A large entry opens up to offer the house and gîte to one side and large barns to the other. Adequate parking for numerous vehicles, the property, has, in the past, been exploited as an equestrian centre as there are miles of bridle paths directly from the property.

On entering the main house, we are in the main living area. Larger than average, it has exposed stone walls, beams, a stone fireplace with a large wood burner. Behind, the lounge, an office and to the side, a large galley kitchen, a dining room, and a snug with a large window offering the views.

Further along the kitchen, an entrance from the land to the rear of the house, a large family sized bathroom with separate shower, a day room or downstairs bedroom and store room.

On the first floor, an exceptionally large master bedroom with a balcony running along the length, again with those stunning views.

There is also another shower room, and a large open plan bedroom, with access to the second floor, with two further bedrooms.

Outside, the land is mostly on the hillside, with a small woodland, a water source leading down to a pond at the bottom of the land.

There is also a one bedroom gîte attached to the house, with a kitchen, and shower and WC on the ground floor. A lounge on the first floor, with a mezzanine bedroom on the second.

A very beautiful property, with large, bright rooms, large enough for family...