

Beautifully presented country manoir with established gardens and swimming pool just 20 minutes from Aubusson

EXCLUSIVE



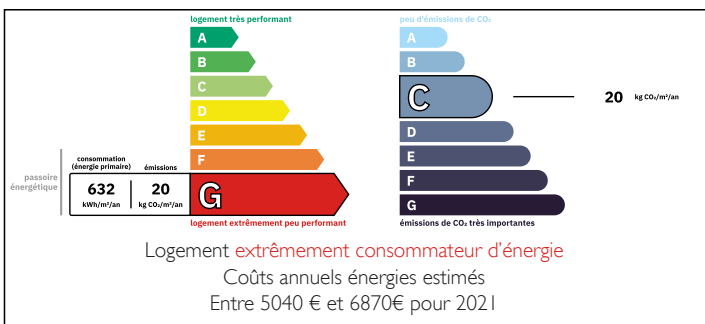
## INFORMATION

Town:	La Villetelle
Department:	Creuse
Bed:	3
Bath:	2
Floor:	123 m2
Plot Size:	3690 m2

## IN BRIEF

This is a stunning, gated country manoir house situated in a pretty hamlet just 20 minutes from the tapestry town of Aubusson. It is beautifully presented and decorated by the current owners. The house is just outside the hamlet and has wonderful views over open countryside. The established gardens wrap around the house and the property also boasts a swimming pool, perfect for enjoying the warm summer days in this tranquil region of France.

## ENERGY - DPE



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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

### GROUND FLOOR:

Enter via an impressive stone staircase to the welcoming entrance hall.

**SALON:** ( 3.6m x 4.9m) an elegant room with high ceilings, original fireplace with wood burner, wood panelling and views over the garden and the countryside beyond. **DINING ROOM:** (2.9m x 3.7m) with countryside views. **KITCHEN:** (4.9m x 2.7m) fully fitted kitchen with white units, breakfast bar and garden views. **OFFICE:** (2.8m x 2.8m)

Staircase to **FIRST FLOOR:** spacious landing, **MASTER BEDROOM:** (4.9m x 3.6m) a beautiful light room with high ceiling and original fireplace - this bedroom has its own stunning ensuite bathroom ( 2.8m x 2.8m) with shower, washbasin, WC and a roll-top bath which has been placed to look across the garden. **BEDROOM 2:** (3m x 3.5m) **BEDROOM 3:** (2.9m x 2.9m) **BATHROOM** (2.1m x 1.9m) with shower, WC and washbasin, **DRESSING ROOM** (2.7m x 1.9m) - a fully fitted walk-in wardrobe.

Staircase to enormous attic (6.8m x 10m), which could be converted to provide extra accommodation

**BASEMENT:** accessed from the entrance hall, the basement is very large and has 4 separate rooms - great for storage of garden furniture and bikes. The current owners use one of the rooms as a bar and another contains their spa - the possibilities are endless!

### GARDEN:

The garden can be accessed from the basement as well as from the rear of the entrance hall. The sloping garden has established trees and there are great views over the surrounding countryside.

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Information about risks to which this...

## LOCAL TAXES

**Taxe foncière: 813 EUR**

**Taxe habitation: EUR**

## NOTES