

Lovely three bedroom stone property, a tranquil setting with wide open views. Barns with renovation potential.



INFORMATION

Town:	Le Grand-Bourg
Department:	Creuse
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	3056 m2



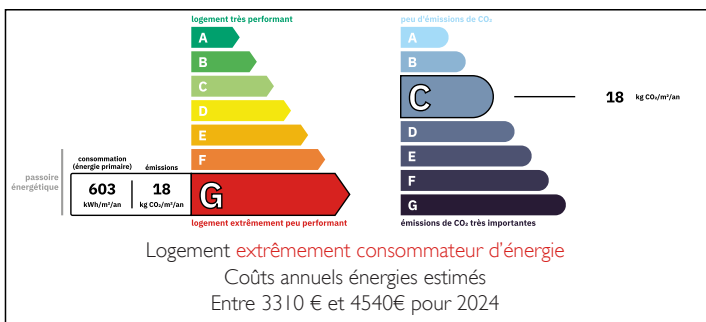
IN BRIEF

A beautiful setting for this three bed stone property, updated in recent years to make a comfortable family home. Nestled in the Limousin countryside, with open views all around, large lawned garden with vegetable garden, fruit trees, and a summer kitchen in the hangar.

The nearest market towns are Gueret and La Souterraine, both an easy drive away, with regular markets, lots of supermarkets, boutiques and schools. Both have train stations, La Souterraine having direct trains to Paris (2.45mins) Primary schools, colleges and Lycees.

The nearest airport is Limoges, a 50-minute drive away with regular UK flights.

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

A very appealing stone property, surrounded by its own gardens kept in immaculate condition by the owners.

Entering directly into the open-plan kitchen diner, salon, (38.44m²), with range cooker, wall and floor cupboards, leading through to the living area with fireplace and wood burner stove, which heats the radiators throughout the property. A spacious pantry, (11.87m²), off the kitchen provides additional kitchen space and food storage, and one end being used as a laundry room. Above the pantry, with access from outside stairs, is a workshop, (11.87m²).

A second living room, library (12.91m²), ideal office, has views across the garden and has wooden flooring.

On the first floor are two very well presented double bedrooms, (13.83m², 11.68m²), a modern family bathroom, (5.50m²), with bath and over head shower, vanity unit with sink and tiled walls, electric towel radiator, and there is a separate WC. A doorway, with very handy under stairs storage, leads up to the master bedroom, (31.71m²), with high ceiling and velux windows, a lovely spacious, and light bedroom.

Outside, the rear garden has a sun terrace, ideal for alfresco dining, the hangar housing the summer kitchen and pizza oven, and also ideal for covered parking.

One large barn of approximately 75m², is attached to the house, the second with a cellar running the length of the barn is approximately 54m², and with the correct planning, could be transformed into a gîte. It has many possibilities.

This property has been well maintained by the owners, has wood...

LOCAL TAXES

Taxe foncière: **378 EUR**

Taxe habitation: **EUR**

NOTES