

Beautifully presented, Totally Renovated, Stone Farmhouse with 54+ ACRES of land, pasture, woodland, gardens.

EXCLUSIVE



## INFORMATION

Town:	Gouzon
Department:	Creuse
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	223407 m2

## IN BRIEF

Not far from the pretty, rural Town of Gouzon, yet, located in very beautiful countryside, in a hamlet of only 2 other occupied houses, of which the nearest is over 100m away, the property is a haven of nature and peace and quiet.

Gouzon, with it's large market square, and 13th Century church, supermarket, bars, restaurants and shops, is ideally located to visit and explore the natural, historic and leisure activities the Department of Creuse has to offer. From fresh water swimming lakes, country walks and hikes, and one of the best golf courses in the Centre of France, the area has everything on offer.

The main town of Guéret is a quick 25 mins or 30 kms along the dual carriage way, which continues on to the two main motorways in France going north or South.



## ENERGY - DPE

DPE not required.

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

This extremely large property, with its very pretty stone Farmhouse, has been entirely renovated and beautifully combines modern, tasteful interiors with the original features.

From entering into the hall, you will already have the feeling that what follows will be very special.

To the right a lovingly restored, fitted, country style kitchen with modern integrated features. With room for a large country table and sofa in front of the wood burner, this family room is extremely inviting and comfortable.

The lounge, to the left of the hall, is almost finished. It has a new stone fireplace ready to receive a large wood burner, insulated walls, and concrete floor. The wooden flooring is ready to put down.

Upstairs, the landing gives way to a beautiful, large master bedroom, with a bright, luxurious, bathroom, with roll-top bath, double sink unit, and separate, large shower. To the other side of the landing, with room for an office, two further double bedrooms with a Jack-and-Jill shower room in between for use of these two bedrooms.

The house benefits from new windows and doors, insulation, new septic tank, new electrics, new kitchen and appliances, bathrooms and decorating.

Outside, a large barn, numerous stables, outbuildings, workshop, chicken coop, and hangar. The grounds, to the front, give way to 44 ACRES of adjoining land, made up of prairie, woodland, some shrubland.

There are two springs on the land and wells. Private parking for numerous vehicles.

This property lends itself to numerous possibilities with the right permissions,...

## LOCAL TAXES

**Taxe foncière:** 1150 EUR

**Taxe habitation:** EUR

## NOTES