

## Imposing country manor house with second house to renovate in a serene woodland setting near Felletin

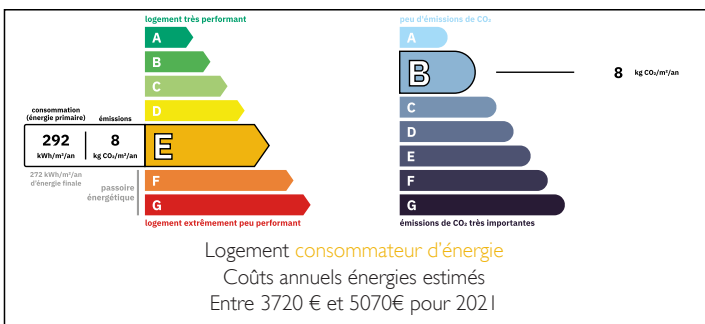


## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Vallière |
| Department: | Creuse   |
| Bed:        | 8        |
| Bath:       | 2        |
| Floor:      | 320 m2   |
| Plot Size:  | 49340 m2 |



## ENERGY - DPE



## IN BRIEF

This is a beautiful property which has been tastefully renovated and retains many period features; it is a real rural retreat. The current owners have spared no expense updating their home. The property is well insulated, it is partially double glazed, it has been rewired and has a new heating system consisting of a wood burner boiler and new 'old style' radiators throughout.

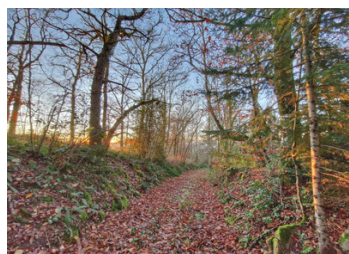
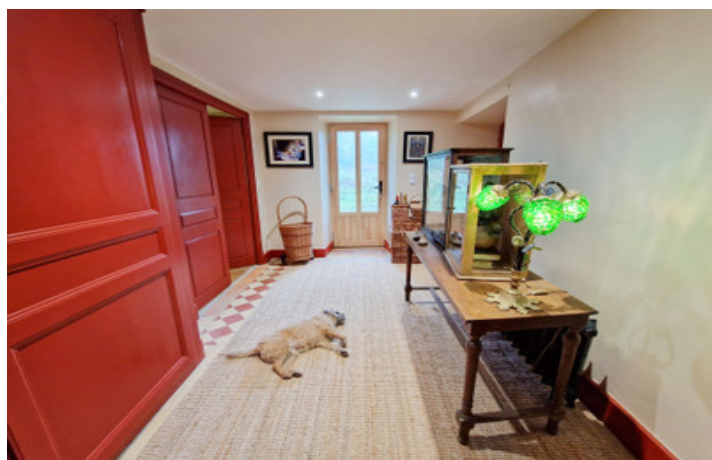
With 8 bedrooms, this property would be perfect as a chambre d'hotes or as a yoga retreat. The grounds of more than 4 hectares are just delightful with private gardens and tranquil woodland with leafy paths to explore.

Nearby, there is a 2 storey wood store, a large barn and a pretty stone cottage, which could be renovated to create a gite.

This property offers its next owner so many exciting opportunities!

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

GROUND FLOOR: entrance hall (4.8m x 2.2m) and inner hall (4.1m x 2.4m), which links through to the garden behind, beautifully appointed kitchen with wood pellet burner with back boiler and separate door to garden ( 5.3m x 3.4m), adjoining dining room with original marble fireplace and insulated floor (4.5m x 3.9m), cosy living room with marble fireplace and wood burner and insulated floor ( 5.3m x 4.2m), triple aspect grand salon with marble fireplace and insulated floor (6.9m x 4m) - door to garden at each end, utility room (3.2m x 2.1m), vaulted cellar beneath part of the house.

FIRST FLOOR: original wooden spiral staircase from the inner hall to this floor, large, long corridor with original floorboards, bedroom 1 (4.3m x 4.8m), bedroom 2 (3.9m x 4.9m), bedroom 3 with door to bathroom - not ensuite (3.1m x 4.5m), bedroom 4 - a large triple aspect room with marble fireplace and a beautiful private balcony which overlooks the garden and the forest beyond ( 5.2m x 4m), bedroom 5 (2.6m x 4m), office (2.6 x 3m), bathroom with shower and WC (access from the landing and bedroom 3)

SECOND FLOOR: a large and light landing ( 7.6m x 2.7m), bedroom 6 - a beautiful triple aspect attic bedroom with slipper bath, marble fireplace and private balcony with views over the garden and open countryside (6.1m x 4.3m), bedroom 7 ( 3.5m x 3.4m), bedroom 8 a large, triple aspect room (5.46m x 4.2m),...

## LOCAL TAXES

Taxe foncière: 1900 EUR

Taxe habitation: EUR

## NOTES