

Fantastic, Authentic Fermette with 2 acres land. Ideal Bolt-hole with no neighbours. 2-3 Bedrooms

EXCLUSIVE



INFORMATION

Town:	Sannat
Department:	Creuse
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	8500 m2

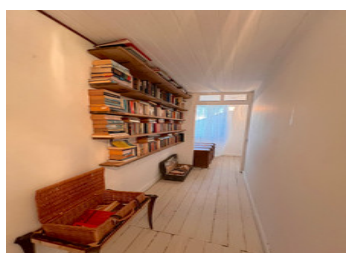
IN BRIEF

This extremely well presented property would make the perfect holiday home, located in the heart of the countryside, on a quiet country lane far from the nearest neighbours.

The historic town of Chambon-sur-Voueize is a 5 minute (6kms) drive away and has numerous shops and amenities. The town is famous for the Sainte-Valérie Abbey which dates back to 11th and 12th Century and sits on rivers Voueize and Tardes allowing beautiful walks along the river and spectacular views along the river gorges.

The national nature reserve of The Landes is a 15 minute drive away (13 kms) and a nature lover's paradise.

The city of Montluçon with all usual amenities, including colleges, clinics and hospital, hypermarkets and boutiques, along with it's ancient centre with



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

With its back to the country lane, the beauty of the property is hidden from view. The driveway leads to the rear of the property and the main entrance. The garden to the front is hidden from view and very private.

The house faces the adjacent open barn which would make a perfect area for relaxing, covered dining, a gym area, or to keep animals under cover. There is also an older barn which would require quite a lot of work if it was to be repaired, or the stone could be used elsewhere.

The house opens to a large farmhouse kitchen, with woodburner and gas stove, and has room for a family table and chairs. Stairs from here, lead to the bedrooms.

To one side, a very comfortable, cozy lounge, with an open chimney and beyond a day room or office or downstairs double bedroom, behind which is the shower room and WC. There is also a laundry area in the corner.

Upstairs, two large double bedrooms with lovely views over the garden, prairie and countryside beyond. A separate staircase on this first floor goes up to the attic which would make a large 3rd bedroom upstairs.

The prairie to the left of the house is over 1.5 acres large and mostly enclosed.

A fabulous property, which has been well maintained in its simplicity.

Please request further information and photos from the agent.

LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

NOTES