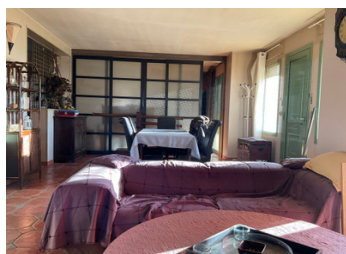
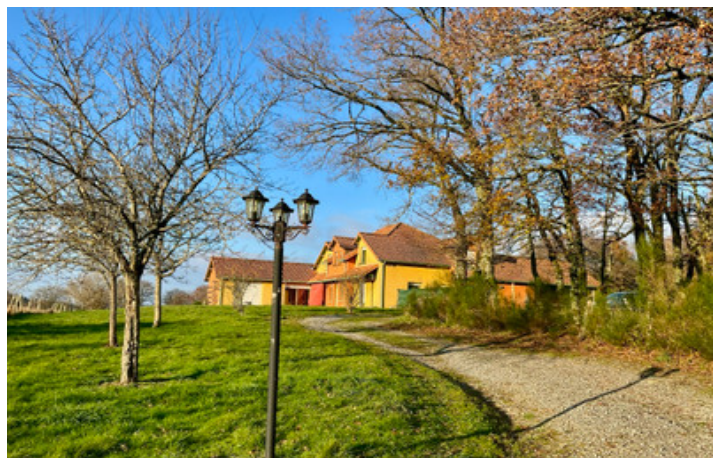


Spacious 4+bedroom house with indoor pool and outbuildings, on a hill with unobstructed countryside views



INFORMATION

Town:	Saint-Yrieix-les-Bois
Department:	Creuse
Bed:	4
Bath:	2
Floor:	215 m2
Plot Size:	34608 m2

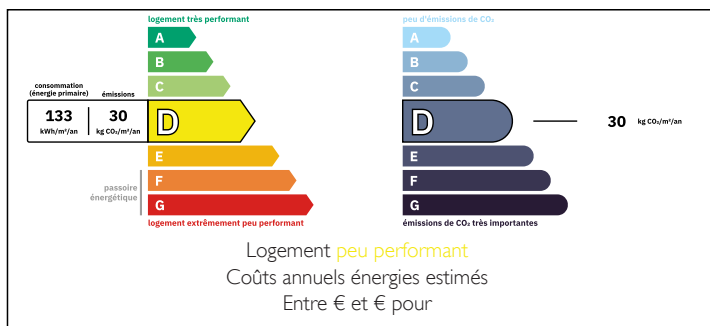
IN BRIEF

This is a unique property on the edge of a hamlet, where you can combine style with modern convenience and tranquility. Countryside building is difficult these days, but this architect-designed property has provided the possibility of a stylish home with countryside on all 4 sides.

St Feyre (pop 2500 approx) is 7km away (<https://www.saintefeyre.fr/>) and Gueret is 15 minutes away for bigger essentials and facilities like hospitals.

This is an ideal location if you are looking for a quiet spot in the countryside with easy access to town, Limoges airport (under 90 minutes), La Souterraine train station (45 minutes) for trains to Paris, lakes, forests, cycle paths and horseriding. The Puy de Dome volcanoes and Mont D'Or for skiing are an easy under 2-hour drive.

ENERGY - DPE



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 2004 property boasts a commanding position on a hillside with no immediate neighbours. It has a D energy performance rating and is well-appointed, ready to move into. There is double glazing throughout, oil-fired central heating, and a feature ceramic-tiled woodburner.

You enter the large open plan downstairs area, with space for dining and relaxing. There is an open plan fitted kitchen area to the rear and a small separate utility room. One section of this large space has been divided off to make a screened bedroom area (easy to remove should new owners prefer). There is access to the indoor swimming pool, and separate shower and WC. A handy boot/wood storage area and a boiler/plant room for the heating and pool equipment are also on the ground floor, and via the kitchen there is an internal door to more storage space/tackroom and the carport.

Upstairs the house has been laid out to allow for family living, visitors, a chambre d'hôte or a self contained apartment - with a spacious landing, a second fitted kitchen, dining room (or extra bedroom), sitting room/additional bedroom, shower room with separate WC and 2 further bedrooms.

Outside there is a sun terrace in front of the sliding pool doors, an adjoining carport, and a large open hanger is 50m away. This is suitable for horses or hay/equipment. A small wooded area is reached through a little gate. Most of the rest...

LOCAL TAXES

Taxe habitation: EUR

NOTES