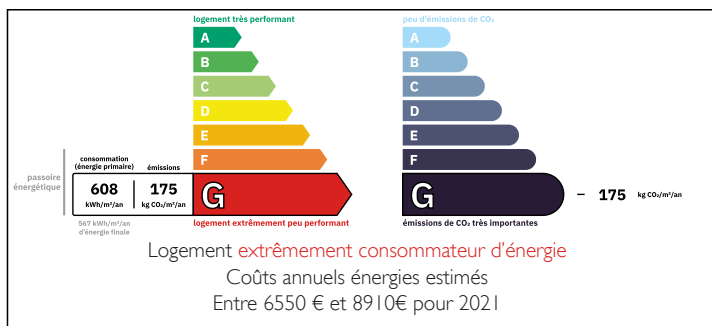


Unique, hamlet property, set in own large private grounds, fabulous original features, small 2nd Property.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Loup
Department:	Creuse
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	7249 m2

IN BRIEF

This totally unique, red brick property is located in the true heart of the rural countryside. Situated in a very quiet, sleepy hamlet of only 3 other properties, the village Gouzon is a short drive away (10 kms) where there are most day-to-day commodities, supermarket, bakers, etc. and Chénérailles, known for its yearly horse fair.

The property is also close to the natural, country reserve of "Landes" with its protected status, large natural lake, renowned for its wildlife especially birdlife and fauna. (<https://etang-des-landes.creuse.fr/>).

The area is a nature lovers paradise, with beautiful, natural scenery of hills and dales, rivers and lakes and uninterrupted views across the countryside.

The City of Montluçon, at 40 kms from the property, has a fast train north to Paris and to the

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

From the hamlet lane, through private gates, the house is set back in its own grounds, scattered with mature trees and garden.

Access to the property is currently via a small summer house to one side, which leads to a small corridor traversing the property.

Inside the house, there is a lounge to one side, which was used as an office and day room, and along with this lounge, the dining room next to it are both bright and sunny with large windows and high ceilings. Both have beautiful marble fireplaces.

The kitchen is basic but functional, and there is a downstairs bathroom and separate WC and cloakroom area.

Upstairs, 3 double bedrooms, again, each with a feature marble fireplace and a dressing room with fitted cupboards and wardrobes.

This property is quite unique but does require upgrading and modernising. However, it does have fuel central heating in a separate outbuilding along with two workshop/storage areas.

The little house, would make a perfect one-bedroom rental or place for family and friends. It is currently only one room but by adding a staircase there is room upstairs to create the bedroom and bathroom.

There is also a barn and a workshop to the bottom of the land across the prairie. There is a small water source which crosses the land.

The property is quite unique, both in its looks and features, with bundles of potential and has a fabulous location, with no close neighbours.

Please ask for further information and...

LOCAL TAXES

Taxe foncière: 817 EUR

Taxe habitation: EUR

NOTES