

Large, renovated Bungalow property, with 3 bedrooms, 2 1/2 acres of garden with pond and beautiful views.



INFORMATION

Town:	Ajain
Department:	Creuse
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	9795 m2



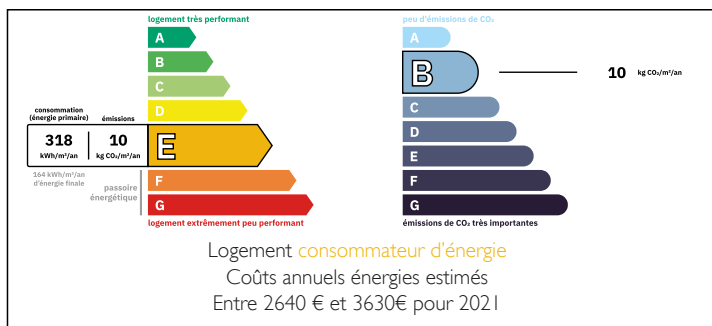
IN BRIEF

Close to the village of Ajain, with a bakers and convenience store for daily requirements, this large, modernised property has easy access to the arterial routes towards Guéret, Montluçon and the motorway networks.

Surrounded by beautiful scenery, with views over the Monts of Guéret and the Forest of Chabrières, the property has the ideal setting for peace and quiet and lazy summer days.

The area is a haven for nature enthusiasts, with the wildlife lake of "Landes" nearby and the countryside right outside. This pristine region of Creuse in Central France is a veritable wonderland, surrounded by historic structures and monuments.

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.



LOCAL TAXES

Taxe foncière: 1020 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Through remote private gates, onto a gravel courtyard area, the property is set back across a sunny terrace which has the benefit of an awning for really sunny days.

Into the hall, the lounge, dining and kitchen area is open-plan. A pellet burner to one corner, gives the whole a cozy feel and the kitchen to one end is fitted and modern with an induction hob. There is a breakfast bar for convenience, but the lounge and kitchen area of 40m² leaves ample room for a dining table and chairs and a family sized lounge.

To the side and rear, a summer kitchen, perfect for muddy boots and food preparation and the garage to the front has been renovated with French doors to be used as a spare bedroom, or bright summer room.

Back to the hall, which, to the right, leads to a separate WC, a bathroom with bath and separate shower, and three double bedrooms, each with integrated cupboards.

The property is insulated, double-glazed, is heated via pellet burner and electric radiators, has a large attic space which covers the whole property, and a lovely, sunny, South-West position.

Outside the garden is mostly lawned, with some mature trees and shrubs, has space for a flower garden and veggie-plot, has a large barn, and workshop, a jacuzzi next to the house, and a yurt for guests or hot sunny evenings in the shade.

To the bottom of the garden, an established pond from a natural spring.

This is...