

Picture perfect, renovated 2 bedroom stone cottage with barn and beautiful countryside views



## INFORMATION

Town:	Saint-Pardoux-les-Cards
Department:	Creuse
Bed:	2
Bath:	1
Floor:	45 m2
Plot Size:	3741 m2



## IN BRIEF

A very pretty, detached stone cottage with 2 bedrooms and attached barn on closed land of 3740m2. It is a wonderful tranquil spot and there are beautiful views over the woodland and the river, which flows through the property. The current owner has added a stunning wooden terrace to the rear of the property to take full advantage of the views. The large, attached barn could be converted to provide more living space and the outbuildings could be made into a gite, if required. It is situated on a tranquil countryside 'chemin', which is a no through road.

This area has multiple lakes and rivers, walking tracks and scenic areas.

90 minutes from Limoges airport with direct flights to UK

3h 30 minutes from Paris and Bordeaux

This property is a real gem and not to be missed!

## 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

GROUND FLOOR: living room with fireplace and wood burner (16 m<sup>2</sup>), kitchen/dining room (9.23m<sup>2</sup>) with countryside views.

FIRST FLOOR: bedroom 1 to rear overlooking the meadow (9.5m<sup>2</sup>), bathroom with shower, WC and washbasin (3.62 m<sup>2</sup>), bedroom 2 which is open to the landing (8m<sup>2</sup>)

Attached Barn - 57m<sup>2</sup>

Large wooden terrace accessed from outside  
Wood store - 29.3m<sup>2</sup>

Garage (currently used to store hay)

Cellar 1: a large vaulted cellar which opens on to the land behind, currently used a stable

Cellar 2: this cellar houses a well and a bread oven  
Garden to one side

## LOCAL TAXES

**Taxe foncière: 143 EUR**

**Taxe habitation: EUR**

The property is double-glazed and well insulated

All measurements are approximate

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES