

Transitional stone 3-bedroom house in rural hamlet setting



INFORMATION

Town:	Ars
Department:	Creuse
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	966 m2

IN BRIEF

This charming property is located in a small hamlet, a few minutes drive along country lanes and through other pretty hamlets from Ars. In Ars there is a primary school, village hall and very popular summer fête. It's less than 10km from Aubusson, the world-famous tapestry town with shops and amenities, and an hour and a half from Limoges airport. There are walking and cycling tracks all around and swimming lakes nearby. In the adjoining field there are currently two horses. The property has been a much-loved holiday home for more than 20 years.



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

This granite semi-detached property has double doors leading to a spacious entrance hall with the original stone fireplace. Rooms lead to both sides and to the rear, and there is a wooden staircase up to the first floor. To the left is the bright and sunny living room with feature fireplace and exposed beams, with windows to both the front and rear gardens. The dining room is to the right, also with a feature fireplace, and a stained-glass door leads from here to the rear utility room. The simple kitchen, with tiled floor, can be accessed from the hall or the back door. There is also a door leading to the cellar and a connecting door to the utility room, with plumbing for a washing machine.

On the first floor there are three bedrooms (23m², 16m² and 10m²) and a shower room with toilet. There is also a wide landing which currently has a day bed, but it could equally be a reading corner/library or small office area.

The large and very bright attic, thanks to 5 velux windows, is convertible, and is accessed from the second bedroom (a door and wooden stairway).

There is a grassy garden to the front and rear, with hedging and some established trees. A nice private place to sit out and eat or have a glass of wine. The property also has a very pretty well in the front garden.

There is no...

LOCAL TAXES

Taxe foncière: 538 EUR

Taxe habitation: EUR

NOTES