

Beautifully presented four bedroom property built in 2011, generating electricity with solar panels.



## INFORMATION

|             |                        |
|-------------|------------------------|
| Town:       | Saint-Dizier-Masbaraud |
| Department: | Creuse                 |
| Bed:        | 4                      |
| Bath:       | 2                      |
| Floor:      | 180 m <sup>2</sup>     |
| Plot Size:  | 2430 m <sup>2</sup>    |

## IN BRIEF

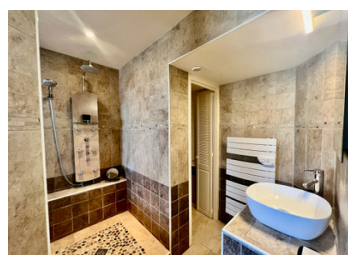
A rare find, this lovely property, built in recent years, has been meticulously maintained by the present owners. Open-plan throughout on the ground floor. Equipped with solar panels, it generates electricity, offering both sustainability and efficiency. Spacious and light throughout, modern fitted kitchen with a second fitted kitchen laundry room.

Three double bedrooms and fully fitted bathroom and separate WC, are conveniently located on the ground floor, offering easy accessibility for those who may have difficulty with stairs, or offering a guest bedroom away from the family space.

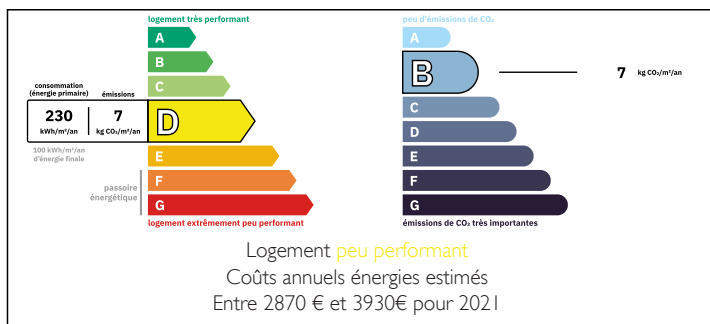
Outside, the property is surrounded by its own enclosed gardens and again in beautiful condition, with terraces, to enjoy the morning sunshine and the evening sunsets.

The property has electric shuttered windows, and double gates with a gravel driveway. Ideal to lock up and leave.

This is a perfect family home, or an...

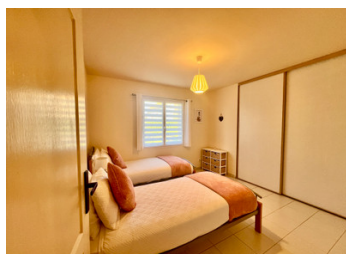


## ENERGY - DPE



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

Entering into the property, with tiled floors throughout, the whole ground floor benefits from under floor heating.

A fully fitted modern kitchen, with hob, built in oven and microwave, intergrated dishwasher and fridge freezer.

The salon, dining room, (40m<sup>2</sup>) have two sets of patio doors out onto the terrace and looking over the garden, and ceiling height of 6m.

Along the corridor are three beautifully presented double bedrooms

, ( 12,14,14m<sup>2</sup>), with built-in wardrobes, and a family bathroom with separate shower, bath, and vanity sink unit, and is fully tiled.

On the first floor is a mezzanine, (20m<sup>2</sup>), overlooking the dining area, used presently as a second salon, and would also work well as a library office. With high ceilings, and a bright airy feel, this could be a work from home space.

Along to the master suite, with a spacious bedroom,(16m<sup>2</sup>), and en suite shower room with separate WC, this makes up the full interior of the property.

Outside, the property has a terrace set around the garden side of the property with wide open views of the countryside beyond. With a large lawn, planted hedging, and established trees and bushes, with a small nature pond, this is a very pleasant garden to enjoy the warm summers and relax in the shade. There is also a garage with electric doors, and a workshop store room for garden storage.

Maintained to a high standard inside and out, this modern home will make an ideal family home and equally a welcoming..

## LOCAL TAXES

Taxe foncière: 1153 EUR

Taxe habitation: EUR

## NOTES