

A beautiful six bedroom property, pool, grounds, close to market town.



## INFORMATION

Town:	La Souterraine
Department:	Creuse
Bed:	6
Bath:	3
Floor:	296 m2
Plot Size:	16340 m2

## IN BRIEF

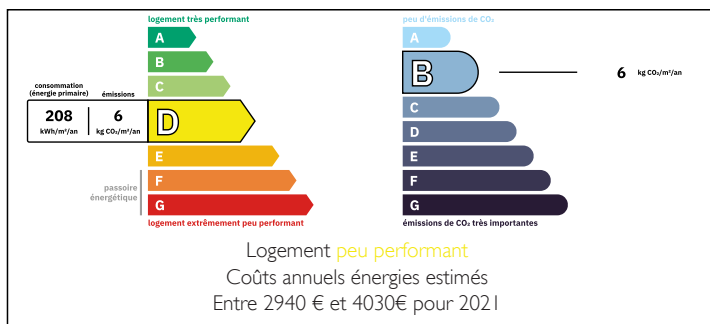
Situated very close to a major route, this would be an ideal location for a boutique B&B. Six bedrooms and three bathrooms over two floors.

Or a place where two families can live under the same roof, with 296m2 of habitable space.

Very close to the market town of La Souterraine, with lots of amenities including schools, supermarkets, boutiques and a train station with direct trains to Paris in under 3 hours.

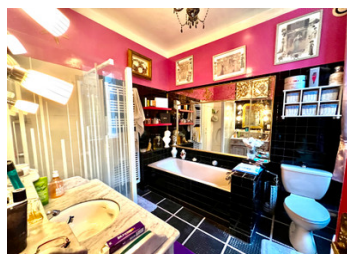


## ENERGY - DPE



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: 4000 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Completely surrounded in its own grounds, with private automatic gates and a driveway to the property. Very lovely looking house, with steps leading up to the front door.

Grounds completely fenced, with small woodland, swimming pool of 11 x 5m2, and terrace. With established trees and planting throughout. Lots of private parking, garage, cellar, and workshop.

On the ground floor, is a large entrance hallway with built-in storage cupboards, leading on through to the vast salon, dining room,(47m2), with large granite fireplace, tiled flooring and beamed ceiling.

Through to the modern fitted kitchen,(43m2), with breakfast bar, and direct access out to the summer kitchen and sun room with double doors, barbecue and access to a water point.

On the other side of the entrance hall are three double bedrooms,(14m2, 21m2, 21.5m2), all beautifully presented, two with built-in wardrobes and one with an en suite bathroom. Bathroom of 7.8m2, with bath, separate shower cubicle, hand basin, tiled walls and floor. Large, spacious office of 21m2. There is a shower room with shower and vanity unit, tiled throughout, with a separate WC. There is another separate wc on the ground floor.

On the first floor is a large bright L shaped room, (57m2), one part of which is used as a second salon, and could be an ideal space for a studio, yoga etc, or separate living accommodation for a large family. There is another full bathroom, (16m2), with a separate WC, and three more double bedrooms,(16m2, 15m2, 14m2), two...