

Charming three bedroom stone cottage, beautiful gardens, outbuilding for renovation, in a peaceful hamlet.



INFORMATION

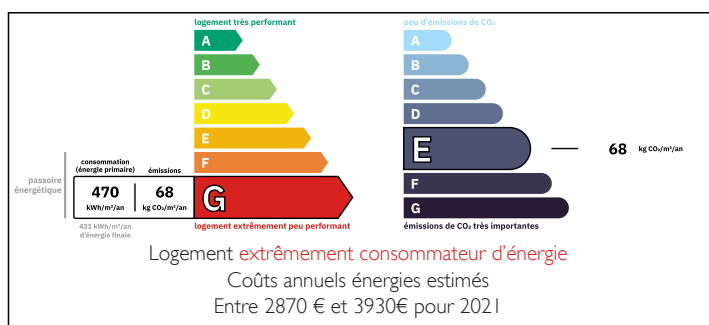
Town:	Champsanglard
Department:	Creuse
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	1701 m2

IN BRIEF

Located in a peaceful hamlet with established residents, this property is just a 15-minute drive from a market town offering a variety of amenities, including restaurants, boutiques, supermarkets, and a train station. It is also in proximity to swimming lakes and is surrounded by the picturesque, rolling Limousin landscape – a true rural French retreat. It's comfortable, cosy, and brimming with character and charm.



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:	427 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

This lovely property features private parking in the front courtyard, accessed through double gates. A stone-covered porch leads to the front door, opening into a rustic kitchen (12.52m²), complete with freestanding furniture, exposed stone walls, and a beamed ceiling.

Adjacent to the kitchen is the inviting salon (20.52m²), which includes a fireplace with a wood burner. On the ground floor, you'll find a bedroom (8.71m²) and a shower room (3m²) equipped with a sink, WC, and a built-in cupboard. There is also a small room (4m²) currently used as an art studio, but which could easily serve as an office.

On the first floor, there are two connecting bedrooms (17.50m² and 11.75m²), both with wooden flooring and delightful views across the garden.

Outside, steps lead down to a cellar, and the expansive garden is filled with established plants and foliage, offering a terrace area ideal for outdoor entertaining.

Through the gate, you'll find a quaint stone house. With the appropriate permissions, this could be converted into additional accommodation, a small gîte, or even serve as a business project. Alternatively, it could become an artist's studio or hobby room.

At the front of the property, double doors lead into the garage (formerly a dairy), where the walls have been plaster boarded, and a first floor has been added. With minimal work, this space could easily be transformed into additional living accommodation.

This property benefits from gas central heating and a roof that was renewed in 2016, making it a rare find...