

Extremely pretty, modernised, and with amazing views, 3 bed, stone, furnished rural house, with small garden.

EXCLUSIVE



## INFORMATION

Town:	Clugnat
Department:	Creuse
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	434 m2

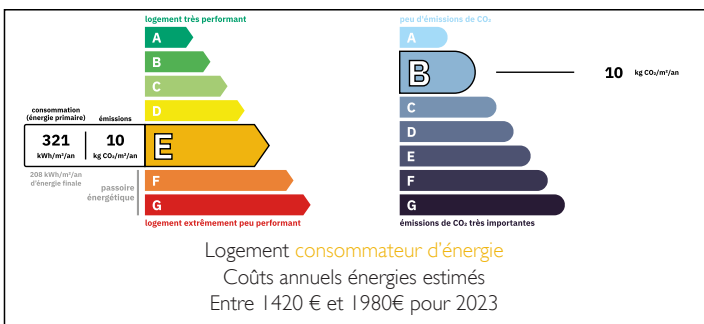
## IN BRIEF

Within easy access to the historic village of Clugnat, with a bakers/grocery store. This is a very well presented property, with lots of character and original features.

The property is situated in a small hamlet with French neighbours, elevated above the Verraux valley, allowing for beautiful views of the open countryside. The barn has previously received permission to convert to a residential property, although this has now expired.



## 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

With its pointed stone walls, granite fireplace and oak beams, this is a lovely rural house with still more potential.

Currently comprising :

Entrance hall with WC and under stairs cupboard, double door lead to the large and comfortable lounge/diner with feature granite fireplace and wood burning stove.

Open plan fitted kitchen

Three double bedrooms,  
Bathroom

The attached barn has received a C.U. to convert into a 5 bed property (now expired, but easy to renew) to allow for a large conversion to create a new property with Gîte.

There is a second smaller barn or workshop.

To the rear, a south-facing terrace with exceptional open countryside views.

A very pretty and pleasing property. Ideal for relaxing holidays in France or as a permanent French home.

More photos available.

International Airport Limoges: 90 mins

TGV: 45 mins

Boussac Town: 14 mins

Main Town of Guéret: 30 mins

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

## LOCAL TAXES

**Taxe foncière: 550 EUR**

## NOTES