

Absolutely stunning barn conversion in a pretty village just 10 minutes from historic Aubusson.

EXCLUSIVE



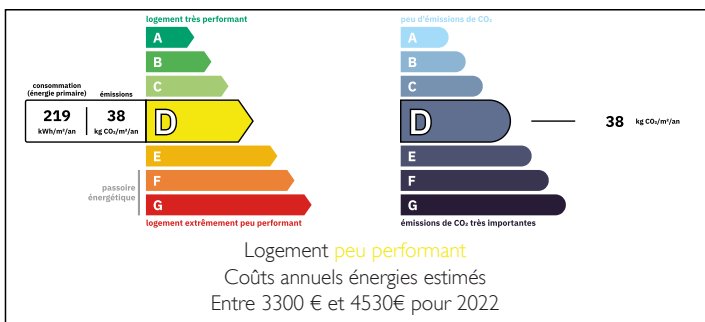
INFORMATION

Town:	Saint-Maixant
Department:	Creuse
Bed:	2
Bath:	1
Floor:	163.4 m2
Plot Size:	21202 m2

IN BRIEF

A stunning barn conversion offering the best of country living with a modern, luxurious finish. This unique home features large open-plan living areas with full-height windows that flood the space with natural light and frame uninterrupted countryside views. The quality-fitted kitchen is both stylish and practical, ideal for entertaining or family life. Thoughtfully designed throughout, the property also offers scope to create two additional bedrooms, making it a flexible home for growing families or those seeking extra space. A rare blend of rustic charm and contemporary comfort in a beautiful rural setting. There is a well tended garden surrounding the property and more unattached land (see full description).

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

GROUND FLOOR: an entrance hall (4m x 4.3m), a magnificent living room with a beautiful fitted kitchen and a magnificent church-style window overlooking the countryside (7.6m x 10m), a room currently used as a utility room but which could be converted into a third bedroom (2.9m x 3.5m), WC.

First floor: a landing currently used as a second living room and office (3.71m x 3.66m), master bedroom 1 (3.05m x 4.9m) with shower room and toilet, bedroom 2 (3.8m x 3.5m).

On this floor, the structure is in place to create two additional bedrooms above the carport.

Attic above (7.9m x 14.6m)

Adjoining garage (7.62m x 12.2m) with separate WC, barn with boiler room

All on adjoining land of 3612m² with a decorative pond.

Not adjoining, various plots of 17,590m²

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

LOCAL TAXES

Taxe foncière: 1163 EUR

Taxe habitation: EUR

NOTES