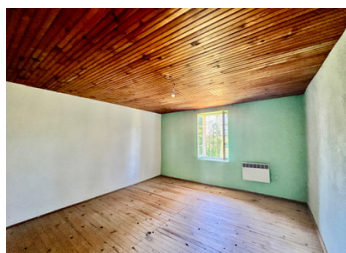


Charming 3-bed stone home with character, barn, and gardens in peaceful hamlet setting.



INFORMATION

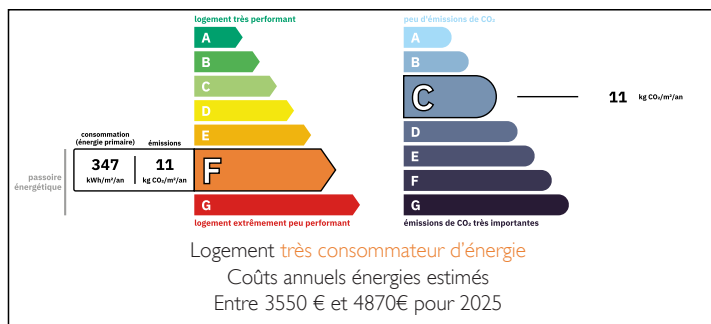
Town:	Fursac
Department:	Creuse
Bed:	3
Bath:	1
Floor:	153 m2
Plot Size:	900 m2



IN BRIEF

Nestled in the heart of the beautiful Limousin countryside, this charming 3-bedroom stone property offers authentic character and endless potential. Located in a peaceful hamlet just minutes from a well-serviced village with shops and amenities, and only a 15-minute drive to a historic market town, it combines tranquility with convenience. The home features exposed stone walls, beamed ceilings, a traditional stone staircase, and an attached barn—ideal for expansion or creative projects. Surrounded by its own gardens, the property is already habitable, providing a solid foundation for your vision. With a little imagination, this character-filled home could be beautifully restored to its former glory. A perfect opportunity for those seeking a countryside retreat or a full-time residence with rustic 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.



DESCRIPTION

Tucked back from a quiet lane in a peaceful hamlet, this character-filled 3-bedroom stone property welcomes you into a cosy salon, 23m², with exposed beams and a traditional stone fireplace. The adjoining dining room, 23.77m², includes hatch access to the cellar—perfect for storage or wine. The spacious kitchen, 34.58m², ready to be fitted to your taste, already features a charming wood burner, fireplace surround, and a sink unit. From here, step out onto the terrace overlooking lovely garden views—ideal for alfresco dining or peaceful evenings outdoors. With exposed stone walls, beamed ceilings, a beautiful stone staircase, and an attached barn, 65m², offering great potential, this already habitable home is bursting with original charm.

Upstairs are three bedrooms: 16m², 18.51m², 40m², two with charming garden views, and a very large third room that could easily be divided or transformed into a spacious master suite.

There is also a shower room, 3m², with WC, completely functionable. Above, the attic space could be transformed into a studio, hobby room, or more, subject to the necessary permissions. Full of original features and possibilities.

Outside, the attached barn—with a renewed roof in 2015—offers a great workshop or further development space. The beautifully maintained gardens feature mature trees creating dappled shade throughout—a perfect countryside escape with plenty of scope to make it your own.

With a conforming fosse septic system and roofs renewed on both the house and barn, the major works are already done. Whether you're seeking a home-from-home or a permanent residence in...

LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

NOTES