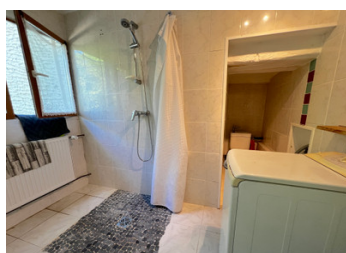
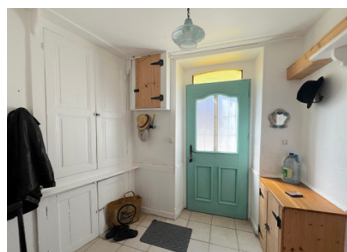


Spacious and luminous, modernised, 4-bed Village Property, private parking, outside space.



INFORMATION

Town:	Soumans
Department:	Creuse
Bed:	4
Bath:	2
Floor:	149 m2
Plot Size:	340 m2

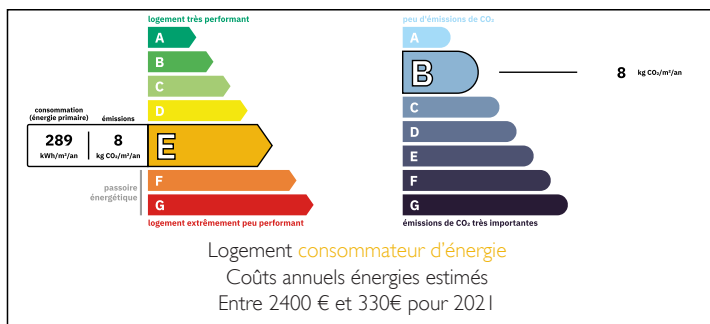


IN BRIEF

Located in the Pretty, animated village of Soumans, with Bar/Restaurant, supermarket, bakers, and outside swimming pool in Summer, this larger than it looks property, offers plenty of space for a family to move into and make the most of this stunning area.

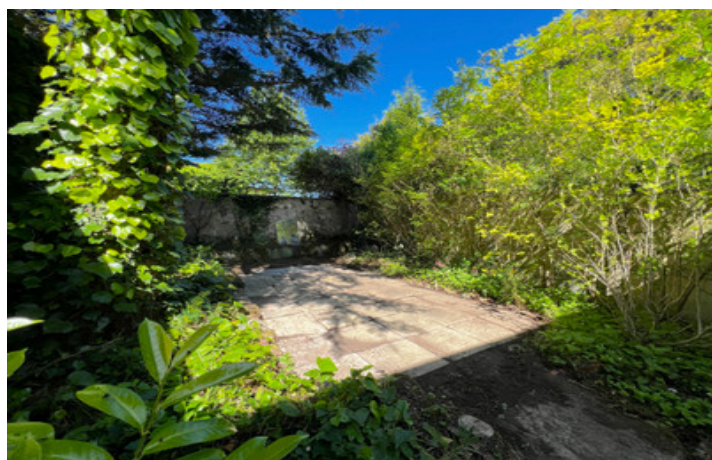
The small, historic, market town of Boussac is a short drive away, with all the amenities found in a town, Auberge, restaurants, bars, shops and garages, schools, along with the "Old Town" including its impressive château high up on the top of the town.

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

This charming property offers an unexpected spaciousness, perfectly blending village convenience with serene privacy.

Nestled on a quiet side street just off the center, it features full double-glazing for enhanced tranquility. The inviting entrance leads to a generous kitchen with a cozy wood-burning stove, seamlessly connecting to a family-sized lounge, while a second lounge at the rear, equipped with a pellet-burner, provides efficient central heating to most of the house.

A versatile smaller room ideal for an office, along with a walk-in shower room and WC, enhances functionality.

Step outside to a private courtyard garden, shaded by mature trees, perfect for outdoor dining and relaxation.

The first floor boasts two bedrooms, including a generously sized master, and a well-appointed bathroom. The expansive second floor offers two additional large rooms, ideal for hobbies or extra bedrooms. A separate building with a new roof presents renovation potential, while a small barn serves as a garage.

With easy access to major routes and amenities, Montluçon and La Souterraine, and the motorways north and south, this ready-to-move-in property is an ideal lock-up-and-leave holiday home or family residence.

More details and photos are available

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

LOCAL TAXES

Taxe habitation: EUR

NOTES