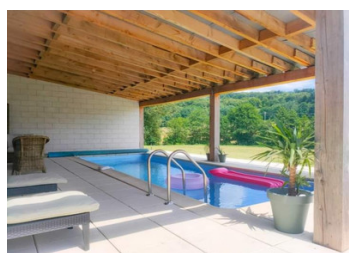


Stunning Main house with 4 bedrooms and a 4 bedroom gite. Heated swimming pool, private gardens.



INFORMATION

Town:	Janaillat
Department:	Creuse
Bed:	8
Bath:	4
Floor:	300 m2
Plot Size:	1400 m2



IN BRIEF

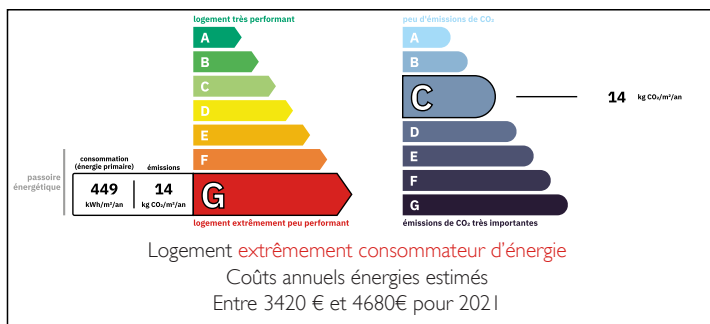
Charming detached 4 bedroom house with a separate 4 bedroom gite. The gite could be rented out with the correct paperwork.

The main house is nicely designed with an open aspect, light bright and airy. There are 4 bedrooms one with an en suite and a family bathroom.

The gite also well designed has 4 spacious bedrooms, 2 bathrooms.

There is also a heated in-ground swimming pool and terrace with lovely views of the open countryside.

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

Located in a tranquil spot on the edge of a village, this stunning detached house features an outbuilding that could be converted into additional living space.

Entry to the property is through double gates that open onto a private driveway. The house includes a large, bright kitchen with a doorway leading to a spacious dining room, which in turn gives access to a laundry room. Another doorway opens into a generous lounge, complete with a substantial 19kw wood burner.

A staircase ascends to the mezzanine level, where one finds four expansive double bedrooms and a family bathroom. This level also provides entry to an enormous loft, spacious enough to be transformed into additional living quarters or an apartment.

Back on the ground floor, French doors open out to a terraced and pool area.

The closest town, complete with supermarkets and other amenities, is in the medieval town of Bourgneuf in the Creuse department 23, about a ten to 15 -minute drive away.

There is also a 4 bedroom gite comes fully furnished and with the correct paperwork and permissions could possibly be rented out.

The area is renowned for its stunning cycling and walking routes, as well as numerous lakes.

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

LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES