

Picture perfect, detached country home with beautiful grounds and a second house to renovate!

EXCLUSIVE



## INFORMATION

|             |                          |
|-------------|--------------------------|
| Town:       | Saint-Maurice-près-Crocq |
| Department: | Creuse                   |
| Bed:        | 2                        |
| Bath:       | 1                        |
| Floor:      | 86 m <sup>2</sup>        |
| Plot Size:  | 4205 m <sup>2</sup>      |

## IN BRIEF

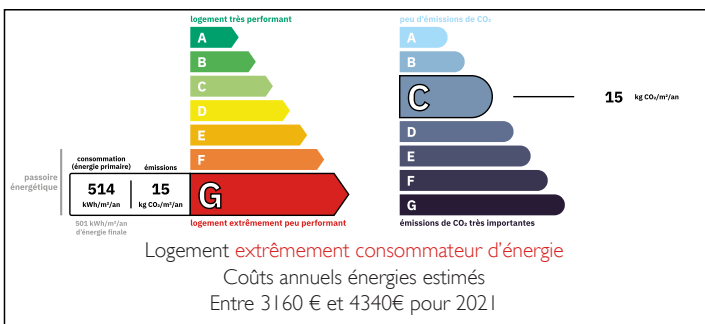
Situated between the towns of Felletin and Crocq in a peaceful hamlet, this beautifully presented home is full of character. Inside, the property has been lovingly maintained and tastefully updated, featuring a luxury bathroom with underfloor heating—the perfect blend of comfort and charm.

The spacious grounds surround the house on all sides, ideal for relaxing and entertaining. The garden boasts a shaded picnic area, a vegetable garden - and even a bread oven!

An added bonus to this property is the second stone cottage - said to be the oldest house in the hamlet - which could be renovated to create a gite and thus create an income.

It really is the perfect rural retreat!

## 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:** open veranda with seating area, pretty country kitchen (4m x 3.26m) with original tiled floor, inner hall with original tiled floor, WC, spacious, dual aspect living room/dining room (6.6m x 3.3m) with original fireplace.

**FIRST FLOOR:** landing, bedroom 1 (3.7m x 3.3m) with countryside views and original fireplace, bedroom 2 (3.45m x 3.35m) with countryside views and original fireplace, luxury bathroom with underfloor heating (3.65m x 3.15m) with shower, bath, wash basin and WC, study (2.5m x 3m) with access to large attic, which could be converted to create further accommodation.

**BASEMENT:** four rooms, used for storage, laundry room etc.

**HEATING SYSTEM:** recent wood pellet burner boiler and radiators

Car port to the side and enclosed boiler room.

Enclosed gardens to all sides of the house, small wood, vegetable garden, wood store and bread oven.

**SECOND PROPERTY:** old stone cottage to renovate with 2 rooms on the ground floor, 2 rooms on the first floor, large attic, small barn to the rear.

-----

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

## LOCAL TAXES

**Taxe foncière: 548 EUR**

**Taxe habitation: EUR**

## NOTES