

Beautifully renovated 5-6 bedroom stone property offering wide open views of the countryside from the garden.



## INFORMATION

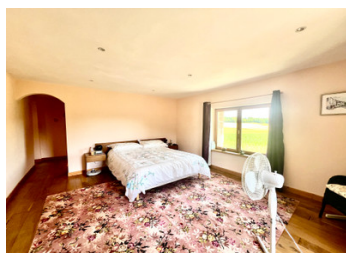
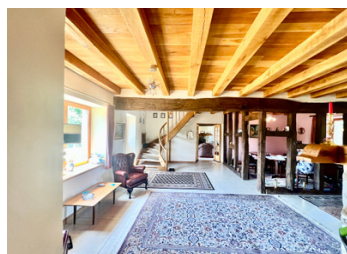
Town:	Gartempe
Department:	Creuse
Bed:	5
Bath:	3
Floor:	276 m2
Plot Size:	6987 m2

## IN BRIEF

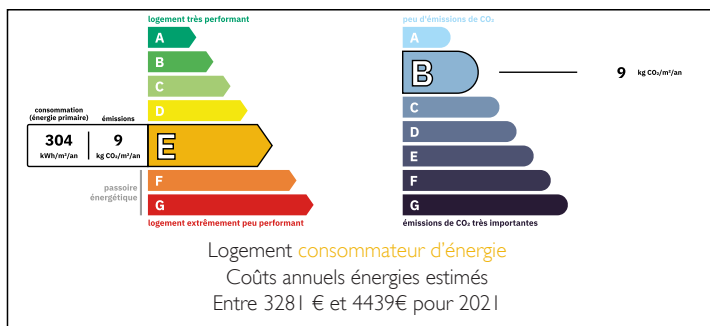
Originally purchased as a ruin, this delightful property has been carefully and tastefully renovated throughout by the current owners. It retains much of its original charm and character, while offering the comfort and convenience of modern living—a harmonious blend of old and new that makes it truly special.

Well maintained and full of warmth, the house is ideal as a primary residence or a countryside getaway.

Situated just 8 km from a village with local amenities, and only 18 minutes by car from a lively market town offering shops, restaurants, schools, a train station, and more, the location strikes a perfect balance between peaceful rural living and easy access to daily essentials.



## 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 property is a rare find, nestled at the end of a quiet lane that leads exclusively to the house, ensuring complete privacy with no passing traffic. The gravel courtyard at the front provides ample parking and is surrounded by established trees, perfectly framing the stunning views of the open countryside beyond—an impressive first impression.

To the side of the main house is a two-storey cottage in need of renovation. It boasts a solid roof but will require a full refurbishment throughout.

Upon entering the main property, you step into a spacious and light-filled entrance hallway. (45m<sup>2</sup>) ,With its tiled floors, exposed beams, and a wood-burning stove, this area feels more like a welcoming living space than a simple entrance. The adjacent dining area,(10m<sup>2</sup>), showcases original exposed beams, which remain a striking focal point despite the removal of the original wall. A sweeping staircase leads up to a mezzanine on the first floor.

Double doors open into the large salon,(35.25m<sup>2</sup>), which features a big fireplace with a wood-burning stove, abundant natural light from dual aspects, and tiled floors—creating a comfortable and inviting space.

On the opposite side of the hallway, the breakfast room,(8m<sup>2</sup>), connects seamlessly to a modern fitted kitchen with an island, which then leads through to the laundry and pantry rooms,(8m<sup>2</sup>),. The ground floor also includes a contemporary shower room,(6.70m<sup>2</sup>), equipped with a vanity unit and WC.

Upstairs, the beautiful mezzanine,(36m<sup>2</sup>), houses a dedicated office area. The first floor accommodates five double bedrooms,(12.65m<sup>2</sup> ,13.22m<sup>2</sup> ,15.32m<sup>2</sup> ,10.18m<sup>2</sup>), all...

## LOCAL TAXES

**Taxe foncière: 1500 EUR**

**Taxe habitation: EUR**

## NOTES