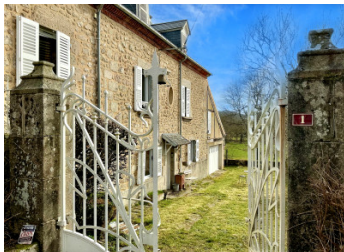


Charming, spacious granite property with enclosed garden, workshop and parking in rural location

EXCLUSIVE



## INFORMATION

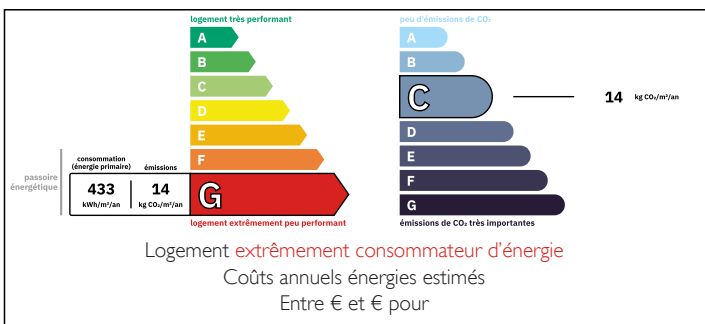
Town:	Pontcharraud
Department:	Creuse
Bed:	7
Bath:	2
Floor:	167 m2
Plot Size:	1004 m2

## IN BRIEF

This charming detached granite property is located in a tiny hamlet with a few neighbours and on a no-through road. Felletin is 13km away and Aubusson, around 20km. The Pontcharraud commune has a population density of 8.7 people per km2. Both are pretty countryside towns with weekly markets, cafés, and restaurants, and mostly family-run small businesses and shops. From the house you can see the promontory of Saint-Georges Nigremont, overlooking the Creuse, with a 180 degree view.

This site is one of the 500 most beautiful sites listed by the French Cycling Federation. The GR89 hiking trail also runs from a Pontcharraud to Felletin.

## 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 is one of those houses that ticks a lot of boxes - rural, granite with existing features, good-sized garden and garage. With 7 bedrooms it would make an ideal family home, chambre d'hote, or countryside second home.

The house, on the edge of a tiny hamlet, looks over the surrounding countryside. There is a small, separate parking area or access can be gained down a tiny lane to the rear of the property. Beautiful quality wrought iron gate and steps lead to the front of the property. The round window above the front door is a lovely feature.

From the tiled entrance hall and to the left, through double doors, the kitchen has an impressive old granite fire surround and flagstone flooring. There are two fitted units and a beautiful old (non-functioning) cuisinière sits in the fireplace. To the side is a functioning more modern one. To the right of the entrance hall is a large family room with parquet flooring, with patio doors opening onto a small terrace and the enclosed back garden. Straight ahead is the wooden staircase with a toilet and little shower room on the mid-landing.

On the first floor there are 4 bedrooms, one with shower room and WC, and two with sinks. The landing has a large fitted storage cupboard with shelving.

On the second floor the remaining 3 bedrooms have coombed ceilings, which have a separate bidet/sink...

## LOCAL TAXES

**Taxe foncière: 781 EUR**

**Taxe habitation: EUR**

## NOTES