

Detached deceptively large 4 bedroom house with gardens, situated in a quiet spot.



## INFORMATION

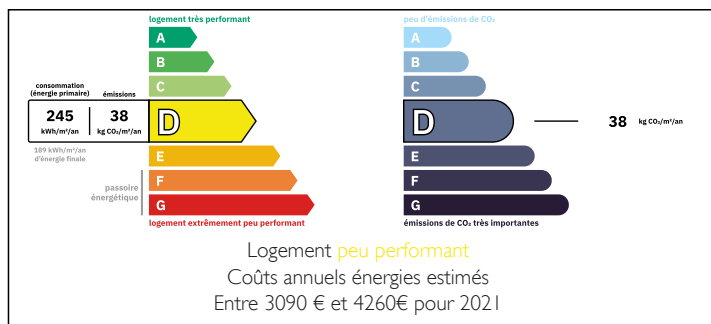
Town:	Saint-Martin-Sainte-Catherin
Department:	Creuse
Bed:	4
Bath:	2
Floor:	165 m2
Plot Size:	3500 m2

## IN BRIEF

Beautifully presented 4 bedroom French country house, deceptively large presented on 3 levels. Double glazed throughout, oil fired central heating also a wood burner in the lounge. Lovely raised terrace accessed from the lounge. The house is surrounded by the garden with a well, veggie plot, outbuildings and a greenhouse. There are 2 car ports close to the house, private parking for other cars, vans, or motor home. FIRST TO SEE THIS HOUSE WILL BUY



## 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

Beautifully Presented 4-Bedroom Country Residence with Manicured Gardens and Orchard – A True Countryside Gem

Tucked away in a peaceful rural setting, this charming 4-bedroom country house offers style, comfort, and a beautifully maintained setting that's ready to enjoy. Spanning three floors, the property sits on an impressive plot of approximately 3,500m<sup>2</sup>, boasting manicured gardens, a thriving vegetable plot, an established orchard, and its very own well.

The approach to the house is simply delightful: a long, private driveway flanked by lush lawns leads you toward the home, with two mature cherry trees, a plum tree, ornamental grasses, and vibrant flower beds creating a warm welcome. At the end of the drive, a gravelled parking area offers ample space for multiple vehicles, including two covered carports and further open parking options.

Steps rise to the first-floor entrance, where you're greeted by a bright and airy hallway with original tiled flooring, setting the tone for the charm and character within. From here, you'll find a comfortable lounge/sitting room perfect for relaxing evenings, as well as a spacious kitchen/dining room – ideal for both family meals and entertaining guests. This level also offers a shower room and direct access to bedrooms. A beautiful chestnut staircase leads up to the second floor, where additional bedrooms enjoy light-filled spaces and lovely views over the gardens.

One of the standout features of the property is the raised terrace with newly installed wooden decking – the perfect spot to enjoy morning coffee or evening...

## LOCAL TAXES

Taxe foncière: 948 EUR

Taxe habitation: EUR

## NOTES