

## Renovated Stone House with Outbuildings Near Mautes, Creuse

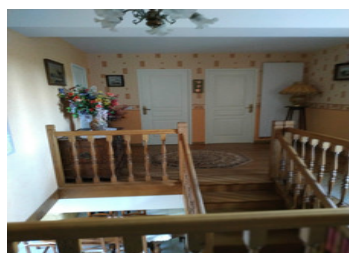


## INFORMATION

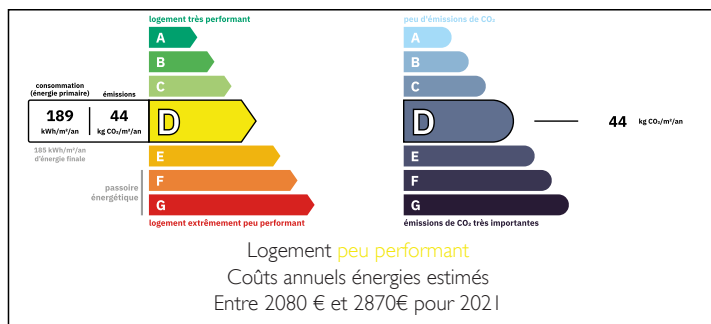
Town:	Mautes
Department:	Creuse
Bed:	3
Bath:	2
Floor:	168 m2
Plot Size:	1900 m2

## IN BRIEF

Charming renovated stone house dating from 1818, offering around 170 m<sup>2</sup> of living space over three levels. The property includes 3 bedrooms, 2 bathrooms, a spacious living room, an office, and a home cinema area. Beautiful original features such as oak and ash staircases add to its character. Outbuildings include a double garage with boiler room, large 3-door barn (258 m<sup>2</sup>), wood store, and former cattle shed. Set on 1900 m<sup>2</sup> of land, the house is located near Mautes in the Creuse countryside, just minutes from local amenities, shops, and services. Peaceful rural setting with excellent access.



## 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 just a short drive from the village of Mautes in the beautiful Creuse countryside, this charming stone house, built in 1818 and fully renovated in 2015, offers generous living space and excellent potential.

The ground floor features a welcoming entrance hall, a fitted kitchen, a dining room, an office, and a beautiful oak staircase. On the first floor, you'll find three bedrooms (22.76 m<sup>2</sup>, 13.90 m<sup>2</sup>, 12.36 m<sup>2</sup>), one main bathroom, and a second bathroom shared with Bedroom 1. A graceful ash staircase leads to the second floor, which offers a walk-in wardrobe, a spacious lounge area, and a dedicated home cinema/music room – ideal for relaxation or entertaining.

The property is complemented by several outbuildings: a double garage with oil-fired boiler room, a 3-door barn (258 m<sup>2</sup>), a wood store, and a former cattle shed, perfect for storage, workshops, or conversion.

Set on a 1900 m<sup>2</sup> plot, the house enjoys a peaceful rural environment with panoramic countryside views. Local essentials are available in Mautes, with amenities in nearby villages. For a full range of supermarkets, retail, healthcare, and cultural amenities, the historic town of Aubusson is just 20 minutes away by car. Ideal for those seeking tranquility without sacrificing accessibility.

A rare opportunity to acquire a beautifully maintained and character-filled home in a quiet but accessible location in the heart of Nouvelle-Aquitaine.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES