

Charming Stone House with Garden in Peaceful Hamlet



INFORMATION

Town:	Montboucher
Department:	Creuse
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	638 m2

IN BRIEF

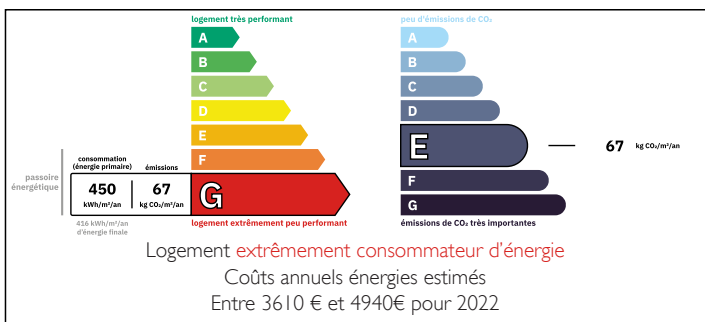
This is a real lock-up-and-leave holiday home, or a permanent residency.

Situated in a very quiet hamlet on a dead-end little road. The only one passing is the postman.

Limoges is 55 minutes away. Commodities at 10 minutes.



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

At the end of a quiet little lane in a tranquil hamlet near Montboucher, this detached stone-built house offers peace, privacy, and authentic charm. With its well-kept garden and countryside setting, it's the perfect retreat in the heart of the Creuse.

The house is ready to move into and has been carefully maintained over the years. Heating is provided by a central gas system, with a large gas tank positioned in the garden.

Inside, the ground floor, built on a small cellar, offers a welcoming kitchen (22 m²), a cosy lounge (24 m²), and a practical wood storage/central heating room (8 m²). On the first floor, there are two comfortable bedrooms (both 12 m²), a bathroom (10 m²), and a separate toilet. The top floor has been fully renovated to create two additional bedrooms (13 and 11 m²), making the home ideal for family, guests, or even a home office.

The garden is opposite the lane, three steps from the front door. You can enjoy your breakfast or your afternoon glass of wine here.

With its quiet location, spacious interior, and reliable modern comforts, this property is an ideal permanent home, holiday getaway, or rental opportunity in rural France.

LOCAL TAXES

Taxe foncière: 450 EUR

Taxe habitation: EUR

NOTES

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