

Charming Lock-up and Leave Town house in the historic centre of Bourgneuf with beautiful original features.



INFORMATION

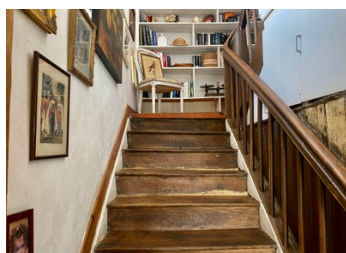
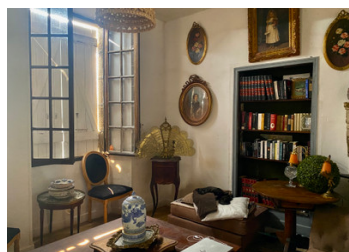
Town:	Bourganeuf
Department:	Creuse
Bed:	5
Bath:	2
Floor:	142 m2
Plot Size:	422 m2

IN BRIEF

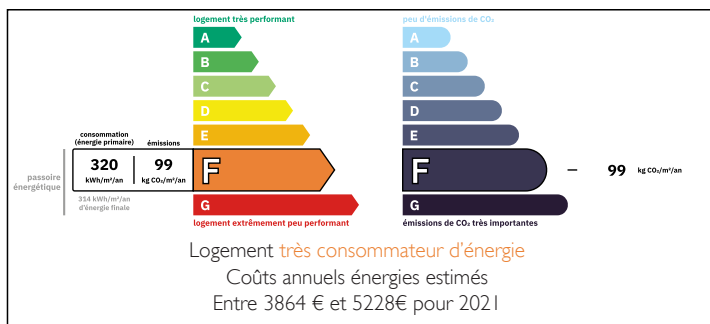
Situated on a quiet street in the historic heart of Bourgneuf, this charming and authentic town house spans four levels and offers plenty of potential.

Bourganeuf, founded in the early 12th century by the Knights Hospitaller, is steeped in history. Its cobbled streets, listed buildings, and landmarks — including the renowned Zizim and Lastic towers and the Templar Citadel — give the town a unique and fascinating character.

The town itself provides all essential amenities, along with a selection of bars and restaurants in its medieval centre. Everything is within walking distance — schools, shops, public transport, a cinema, and even the local hospital. And with the beautiful Creuse countryside just minutes away, this property offers a rare combination of historical charm, everyday convenience, and peaceful natural surroundings.



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.



LOCAL TAXES

Taxe foncière: 1683 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Characterful house in the heart of the Creuse

This charming stone town house, typical of the Creuse region, exudes authenticity and character. It retains many original features, such as beautiful wooden floors and high ceilings, creating a warm and elegant atmosphere.

With a living area of approximately 149 m², the property offers surprisingly spacious accommodation and an ideal layout for a family home, a holiday house, or even a small bed & breakfast project.

Ground floor: small entrance hall, spacious and bright 37 m² living room with fitted kitchen and stone floor, cozy dining room, bedroom or office with built-in wardrobes, bathroom with WC, and utility room. The presence of a bedroom and bathroom on the ground floor makes the property especially practical for family or guests.

First floor: four lovely bedrooms, one with built-in wardrobes, and a bathroom with WC.

Attic accessible via a fixed staircase.

Cellars under the house.

Outside: manageable garden with terrace, driveway, and parking. Rear access to the house by car is also possible. Additionally, there is a small outbuilding to renovate with two garages.

Features: central heating (oil), wooden single-glazed windows, connected to the main sewer system, Linky electric meter.

Location: a major advantage – all amenities within walking distance (schools, shops, supermarket, hospital) while being in a quiet and green setting.

This charming home, ready to move in, is ideal as a main residence, holiday home, or tourist project. More spacious than it appears and attractively priced – a viewing is highly recommended!

For more information, photos, and...