

**UNDER OFFER** Charming stone house in a picturesque hamlet with barn and small house to renovate

**EXCLUSIVE**

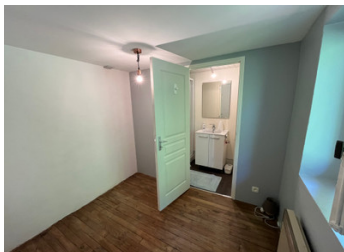
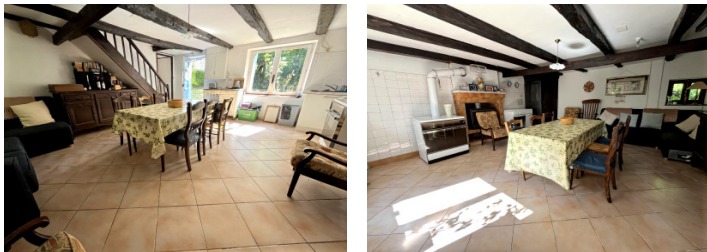


## INFORMATION

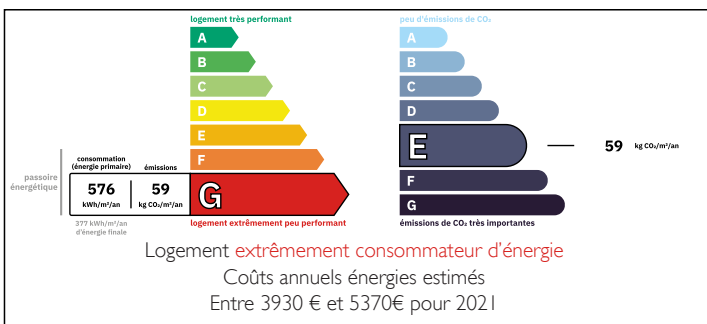
Town:	Saint-Junien-la-Bregère
Department:	Creuse
Bed:	3
Bath:	2
Floor:	73 m <sup>2</sup>
Plot Size:	2433 m <sup>2</sup>

## IN BRIEF

**UNDER OFFER** Nestled in a peaceful, picturesque hamlet, this delightful detached 3 bedroom stone property offers a perfect blend of rustic charm and potential. The main house, full of character, is ready to be personalized to your tastes, while the barn offers additional storage. Additionally, a small attached house ready for renovation. Surrounded by natural beauty, this property is an idyllic escape with endless possibilities for the right buyer. Don't miss the chance to make this hidden gem your own!



## 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

The entrance to the house leads directly into the open plan living, dining and kitchen area (24m<sup>2</sup>) with wood burner. To the right of the open plan room is a utility room (8m<sup>2</sup>) and a shower room with WC. Stairs from the living room lead up to first floor which has two bedrooms (10m<sup>2</sup> and 12m<sup>2</sup>), a small room that could easily be made into an office (6m<sup>2</sup>) and a shower room with WC.

Up in the loft is the third bedroom (7m<sup>2</sup>, measured at head height). Attached to the house is a small barn, and then attached to the barn is a small house to renovate.

There is a nice mature garden surrounds the house, and there is a stone BBQ and also a woodstore.

Separate from the house there is also another plot of land ( 1320m<sup>2</sup> ) with a delightful stream running through it, an ideal space for nature lovers to enjoy.

Within a 15 minute drive from the house there is Lac de Vassiviere with beaches, water sports, cafes and restaurants. There is also the market towns of Bourgneuf and Eymoutiers with shops, supermarkets, cinemas, and restaurants. Regular weekly markets offer local produce for sale.

The area is rich with wildlife and with very little light pollution, it is one of the best areas in Europe for stargazing. It is ideal for water sports, and other outdoor pursuits like cycling and hiking The house is about a one hour drive from Limoges...

## NOTES