

## 5 bedroom detached stone house



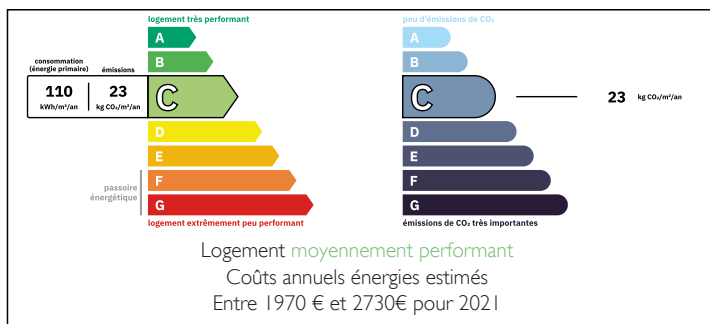
## INFORMATION

Town:	Saint-Agnant-de-Versillat
Department:	Creuse
Bed:	5
Bath:	2
Floor:	280 m2
Plot Size:	7159 m2

## IN BRIEF

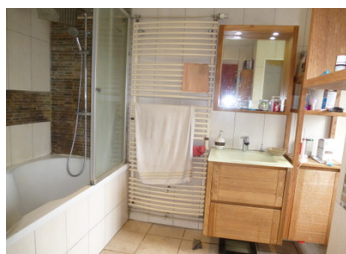
Big 5 bedroom detached house set in a good size garden

## 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:** 1200 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The property comprises of:

### Ground Floor

A large entry hall gives access to three rooms, currently used as an office, cloakroom, and storeroom/workshop. From here, two steps lead down into an impressive open-plan lounge and dining area with a bar, all set on a tiled floor.

On the left wing of the house, you will find a fully fitted kitchen, boiler room, bathroom, and separate W.C. The right wing comprises a characterful cave and a garage, adding both charm and practicality.

### First Floor

A generous mezzanine landing leads to five double bedrooms, a shower room, and a separate W.C. Stairs from the landing rise to an enormous attic, offering exciting scope for conversion (subject to permissions) to create additional living space.

### Exterior

The property is approached via a gated driveway and is set within a very large garden with a spacious terrace—ideal for outdoor living and entertaining. Approx 8kms to the good size town of La Souterraine with its fast link train service to Paris and 64 kms to Limoges with its airport. Approx 1.6 kms to St Agnant de Versillat with its local amenities

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