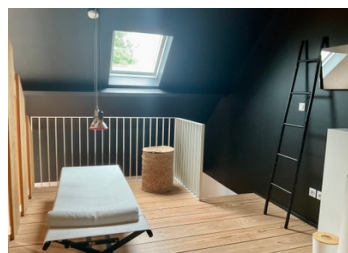
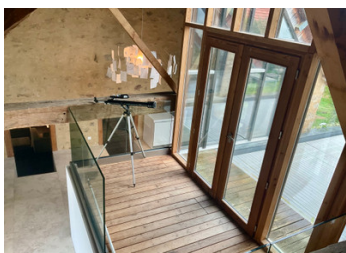


**UNDER OFFER** Stunning country property used as 10-person 4 deluxe rental retreat plus second house, with pool



## INFORMATION

Town:	Peyrat-la-Nonière
Department:	Creuse
Bed:	4
Bath:	2
Floor:	182 m <sup>2</sup>
Plot Size:	715 m <sup>2</sup>

## IN BRIEF

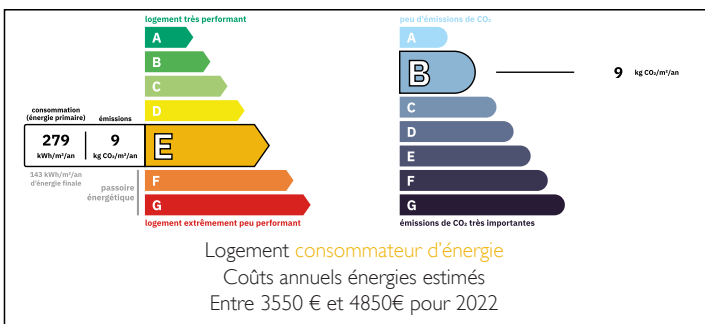
Peyrat-la-Nonière is a small village in the rolling countryside of the Creuse. In this commune, in a small hamlet, you'll find this unique property - a renovated traditional granite house just oozing with style and quality.

Peyrat itself is within easy cycling distance - there's a shop, cafe, bar and village hall.

The Creuse department is an ideal spot to enjoy outdoor activities or to just relax and live a slower life.

Paris is a 4-hour drive, as is Switzerland, the Atlantic Ocean and just a little further, the French Riviera.

## 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

Nestled in a tranquil hamlet, this property is a hidden gem. There are two houses: the main house which is currently used as a deluxe 10-person rental property, and a separate small house to the rear to be fully renovated. This would be ideal on-site owner accommodation, a second rental property, or new owners may choose to live in main house and use the second, once renovated, as a rental gite.

The main house, a fusion of contemporary design and cosy cottage, is accessed via a private and easily maintained, decked terrace with barbecue, seating and an outdoor dining area.

The impressive entrance hall is flooded with light and looks out to the swimming pool at the rear. To the right is a ground floor double bedroom, toilet/utility room, with stairs leading up to a spa area. Here you will find a 4-person jacuzzi and treatment bed with heat lamps.

To the left is the main accommodation. Look out to the back garden area and designer pool from the fitted Bulthaup luxury kitchen. On one wall there is an Aga wood-fired stove which provides warmth, in tandem with the underfloor heating. A door leads to the back garden which in turn leads to a neighbouring traditional detached granite cottage, also part of the sale. This house is in need of complete renovation but affords the possibility of additional rental accommodation.

Inside, the central kitchen has steps down...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES