



Ref: A40314JET23 Price: 299 600 EUR

agency fees included: 7 % TTC to be paid by the buyer (280 000 EUR without fees)

Classy family home with gîte OR 4-star 10-person deluxe rental property with owner accommodation - you choose!



INFORMATION

Town: Peyrat-la-Nonière

Department: Creuse

Bed: 5

Bath: 2

Floor: 182 m2
Plot Size: 715 m2





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.

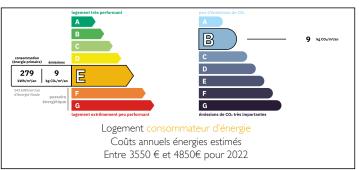
The Creuse department is an ideal spot to enjoy outdoor activities or to just relax and live a slower life.

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.

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Ref: A403 | 4|ET23

Price: 299 600 EUR

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EUR

LOCAL TAXES

Taxe habitation:

NOTES

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 house and use the second, once renovated, as a rental gite.

The main house is accessed via a private and easily maintained, decked terrace with barbecue, seating and an outdoor dining area. Successfully fusing contemporary design and cosy cottage, the impressive entrance hall is flooded with light.

To the right is a ground floor double bedroom, toilet/utilty 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's 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 granite cottage. This house is in need of complete renovation but affords the possibility of additional rental accommodation.

Inside, the central kitchen has steps down to the spacious sitting area with an imposing open fireplace. The dining room is next door,...