

Unique zen 5-bedroomed property with land, water and workspaces, rural yet 500m from a village



## INFORMATION

Town:	Châtelus-Malvaleix
Department:	Creuse
Bed:	5
Bath:	3
Floor:	220 m2
Plot Size:	11585 m2

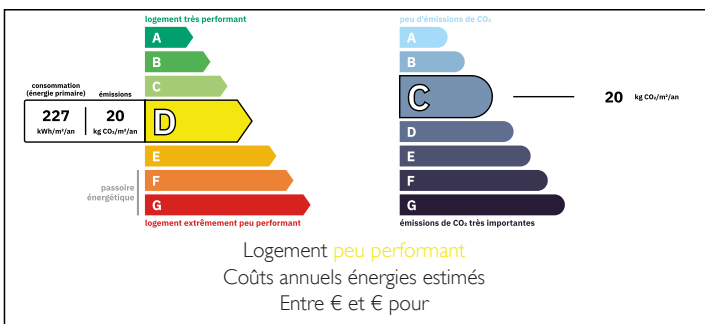


## IN BRIEF

This is a lifestyle-change property that doesn't come onto the market very often. The current owners have spent 37 years lovingly creating this fantastic, well thought-out, relaxing haven, with self sufficiency in mind. Clever heating systems provide economical warmth (even to the domed greenhouse) and the land's water supply is from multiple sources. There is still scope to develop the house even more, into the large convertible loft.

In a hamlet a short walk from the village of Châtelus-Malvaleix (commerce, primary and secondary school, fabulous swimming lake), this 5-bedroom atypical property, was built in around 1850. It has been renovated to be particularly suitable for home-working, with workshops, a self-contained studio, treatment rooms etc. For information about the village, here is the website - ht

## ENERGY - DPE



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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 main house comprises:

Ground floor - you enter a large kitchen/dining room (22m<sup>2</sup>) with granite flagstones, high-performance woodburning stove and artisan-made bespoke kitchen units. This room leads to a bright living space (26m<sup>2</sup>) overlooking the land, with thermal mass stove and access down steps to the terrace. A sunny bathroom with separate walk-in shower and a utility room are also on this level. There is also plenty storage space on each floor of the house.

First floor - to the rear is a large bedroom (27m<sup>2</sup>), with panoramic view facing west for stunning sunsets. There is a further bedroom/office (15m<sup>2</sup>) and a landing.

Second floor - there are three additional bedrooms of around 10m<sup>2</sup> each and an open landing flooded with light. Two of the bedrooms have ladders up to small sleeping mezzanines - great for sleepovers.

There is easy access to the convertible loft of 145m<sup>2</sup> (floored and 5 velux windows).

At basement level there is a separately accessed studio with glass doors overlooking the garden, small kitchen area, shower room and WC. This is a perfect yoga room.

There is a mini house next door, with two treatment rooms, a toilet and sink. There is water and heating, and one of the sets of solar panels supplementing the house is on the south facing roof.

Adjoining the house is an enormous, light workshop with easily-heated separate craft or workroom. Next door there is a furnace housed in an open...

## LOCAL TAXES

**Taxe foncière: 1301 EUR**

**Taxe habitation: EUR**

## NOTES