

Cosy, renovated Country Cottage in tiny hamlet with idyllic gardens, and barns (workshop and storage).



INFORMATION

Town:	Saint-Pardoux-les-Cards
Department:	Creuse
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	3200 m2

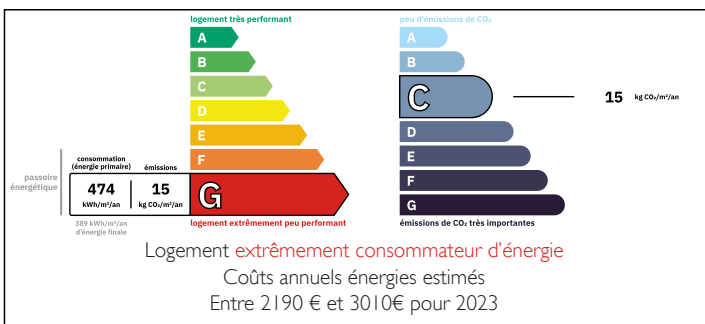


IN BRIEF

This property is located midway between the two historic villages of Ahun and Chénérailles, about 5+ minutes from each. Both have services and amenities. The cottage is within a little hamlet in the valley amidst fields and forests. Outdoor activities are on your doorstep.



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

This would be a perfect home for a peaceful slow-paced retirement, or to get away from it all and work from home. There is internet fibre connection. The cottage has been lovingly restored over 20 years (including an upgraded fosse in 2025, so no more upheaval there!) to create a cosy home comprising on the ground floor a living room with woodburner, a kitchen leading directly out to a terrace, and a downstairs bathroom with corner bath, shower above, sink, toilet and space for a washing machine and tumble dryer. On the first floor there is an open landing with office area and a double bedroom with built-in storage. A wooden staircase leads to the spacious renovated loft bedroom with en-suite shower room with sink and toilet.

The property is heated using the woodburner and electric heaters as necessary. It is double-glazed throughout.

The private garden of around 2500m², across the lane, was created by a green-fingered genius, and features themed areas with seating. There is a spring corner, a rose garden, an autumn corner, space for hens if desired, a thriving vegetable plot with greenhouse, and fruit trees. It's a lovely setting in which to relax, and many years of attention and thoughtful planting have gone into making it a very special place.

Along the lane in the other direction are two barns included in the sale, currently used as a large workshop and storage space, and...

LOCAL TAXES

Taxe habitation: EUR

NOTES