

Beautifully presented 4 bedroom property, situated in a pretty little village.

EXCLUSIVE

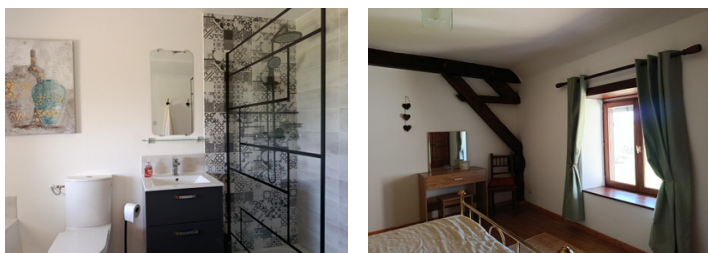
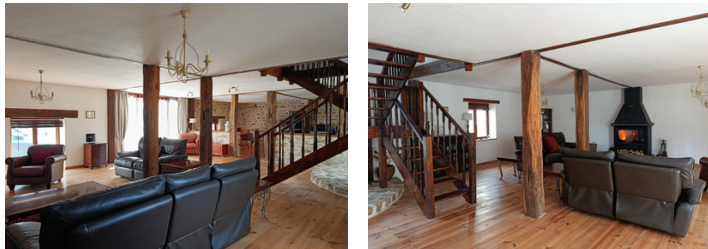


## INFORMATION

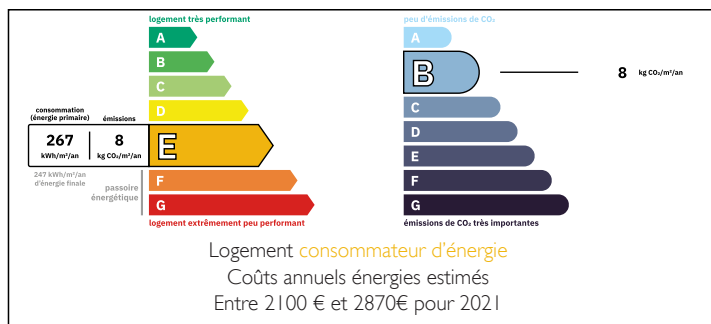
Town:	Janailat
Department:	Creuse
Bed:	4
Bath:	3
Floor:	183 m2
Plot Size:	2307 m2

## IN BRIEF

Situated in a pretty little village, this beautifully presented 4 bedroom barn conversion. Including Barn, garden with parking for a motor home. Lots of original features have been kept, the property is maintained and presented to a high standard.



## 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

Show casing this beautifully presented Barn conversion, sympathetically renovated in keeping as much originality as possible.

The property is light bright and has open aspect living, As you enter the property into the lounge area the ambiance and warmth hit you. The large Godin wood burner throws out enough heat to comfortably heat the ground floor.

The lounge leads into the kitchen dining room and laundry space, There are French doors leading out onto the terrace with wonderful views. You will find an oak staircase that leads to a spacious lounge area where access to 2 bedrooms with en suite shower rooms and a 3rd bedroom with an en suite bath/shower room, and the 4th bedroom.

Returning to the ground floor, there is access to a good sized barn from the roadside and to the rear the terrace looks out onto the garden with wonderful views. Here you will also find access to park a caravan or motor home.

If you would like any further information or indeed would like to book a visit, please do not hesitate to contact me.

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

## LOCAL TAXES

<b>Taxe foncière:</b>	<b>900 EUR</b>
<b>Taxe habitation:</b>	<b>EUR</b>

## NOTES