

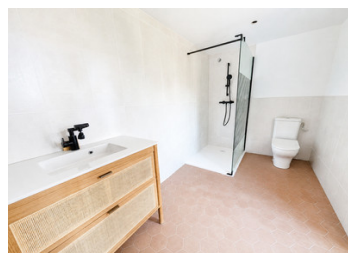
Charming, detached property with garden and wonderful countryside views near Puy Malsignat



EXCLUSIVE

## INFORMATION

Town:	Puy-Malsignat
Department:	Creuse
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	2234 m2

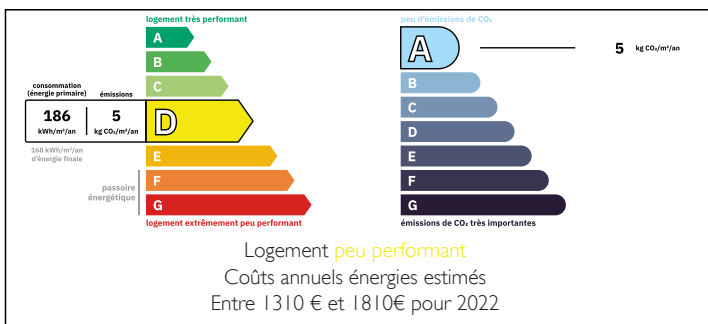


## IN BRIEF

This charming property is situated in a peaceful hamlet not far from the tapestry town of Aubusson and has wonderful views across open countryside towards the castle ruins of Puy Malsignat. It has been renovated to a very high standard by artisans and now just requires the finishing touches to make it into a beautiful family home or second home.

The septic tank is new and up to standard; all the windows are double-glazed with aluminium frames (all windows, even the very large ones, are tilt-and-turn). The house is fully insulated with a Category D energy rating, and the plumbing is new. New electrical wiring (non-Linky meter/ cable outlets for radiators throughout the house). Good mobile network coverage. Good aspect (south-facing).

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR:

NEWLY FITTED KITCHEN DINING ROOM with air-blasted granite flooring and the base of the fireplace (whose joints have been repointed), beams sandblasted and varnished, ducted forced-air stove with hot air vents on the top two floors, beautiful kitchen with a central Mobalpa island (25-year warranty, valued at €13,000) and brand-new Whirlpool appliances (hob + oven + dishwasher + fridge, a replacement fridge door is available)

Authentic bread oven  
Fully glazed front door

STORAGE ROOM – opening onto the utility room.  
CELLAR – vaulted cellar

LIVING ROOM – concrete screed – the parquet flooring has yet to be laid. It has already been sourced and is included in the sale, along with underlay and skirting boards. Ducted forced-air wood-burning stove with hot air vents to the two upper floors

Large window with powder-coated metal louvres

LAUNDRY ROOM - plumbing installed to allow for the creation of a bathroom and toilet on the ground floor outside (extension needed), new flat-panel water heater

External access to garden

### FIRST FLOOR

BEDROOM 1 with walk-in wardrobe, varnished antique oak parquet flooring, high ceilings (hot air vent), large window with sandblasted and powder-coated metal shutters.

### BEDROOM 2

The parquet flooring remains to be laid. It has already been sourced and is included in the sale, along with underlay and skirting boards. The beams have all been sandblasted, there is reinforced sound insulation on the partition wall with the bathroom, and a concrete screed to insulate the floor from ground-floor noise, - heating by...