

Detached lakeside 5-brm village house, perfect for horses, on 2h of adjoining land, wth barn and outbuildings.



## INFORMATION

Town:	Bétête
Department:	Creuse
Bed:	5
Bath:	2
Floor:	264 m2
Plot Size:	19768 m2

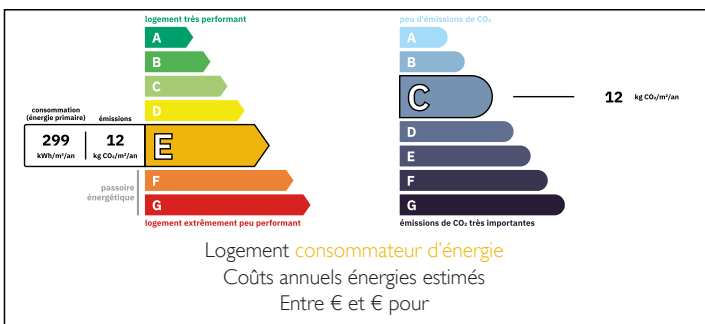


## IN BRIEF

The small village of Betête has a post office (which sells bread), a bar run by the local residents, sports clubs, a chess club, osteopath(s), a fishing lake, and lots of walking trails which are also suitable for horses.

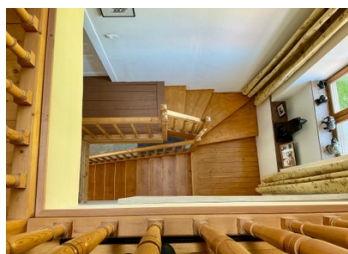
The property is a registered gîte and it is also classed as both a gîte de pêche and a gite cheval (it can accommodate riders overnight with their horses). It also makes a lovely, spacious family home.

## 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

This is a traditionally built 5-bedroom granite property on three levels. It is fully double glazed with a mix of wood and electric heating. It is connected to town drainage.

On the ground floor there is a large open-plan kitchen/dining room with central island, a large sitting room and hall leading to the back garden. It would be possible to extend downstairs further with the usual permissions. The first floor comprises three spacious bedrooms and a large bathroom with separate shower, a double sink unit and toilet. The second floor comprises a large landing with sitting area, two bedrooms and a large bathroom with shower and toilet.

The back garden has a terrace, a well with a pump, and old outbuildings to the left which would have been for pigs or other small animals (now one is a kennel). To the right there is access to a large utility/laundry room, ideal for the guest house, but which could equally be a lovely summer kitchen. There is power, water and a sink. There are also other open hangars used for hay and wood. To the rear of the garden is a double wooden gate which leads to the pasture. At the far end the property is bounded by the village lake, which is used for fishing.

There is a separate and enclosed walled area which used to be a vegetable garden, and double gates at the side of...

## LOCAL TAXES

**Taxe foncière: 2306 EUR**

**Taxe habitation: EUR**

## NOTES