

A beautifully renovated 5 bedroom farmhouse , in a rural hamlet setting large garden, barn.



## INFORMATION

Town:	Lizières
Department:	Creuse
Bed:	5
Bath:	3
Floor:	190 m2
Plot Size:	3680 m2

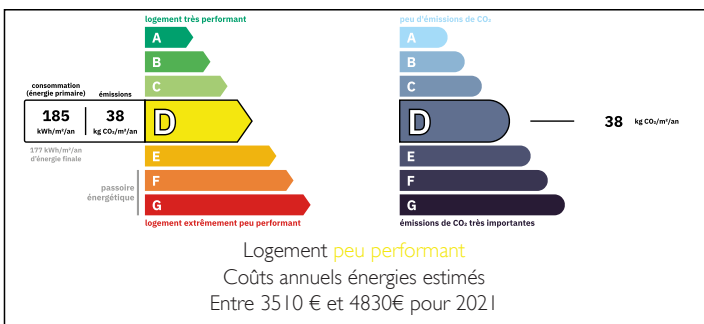


## IN BRIEF

Fully renovated in recent years, keeping all the character and charm of a property of this age. The completed works in the last 10 years finished to a high standard include a new septic tank system, rewired throughout, new plumbing, energy lighting, new roof and guttering, terraces the to front and rear, disabled access, fully double-glazed, central heating, tiled flooring to ground floor and new wooden flooring to levels and new bathrooms and shower rooms.

This property is set in almost an acre of land, in a rural setting, yet close to the towns of La Souterraine and Guéret.

## 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 high specification property combines the comfort of contemporary living and the original features of this pretty stone ferme.

It comprises on the ground floor of:

A dream kitchen, fitted solid hardwood kitchen and island with a 6-hob cooker. 40.50m<sup>2</sup>

A utility room and boiler room. 7.80m<sup>2</sup>

Downstairs shower room and WC 2m<sup>2</sup>

Large dining room with openings to front and rear, exposed stone walls, access to the cellar and 1st Floor. 27m<sup>2</sup>

Family sized lounge with energy-efficient wood burner and modern radiators. 33m<sup>2</sup>

1st Floor: 3 double bedrooms. All very well presented, one currently set up as a home office and all with lovely garden views. 13.8m<sup>2</sup>, 14.35m<sup>2</sup>, 10.25m<sup>2</sup>.

New bathroom suit with WC 4.25m<sup>2</sup>

New Shower room with WC. 2.00m<sup>2</sup>

2nd Floor: Two family sized bedrooms with air conditioning units. 12.60m<sup>2</sup>, 22m<sup>2</sup>

Outside: The barn to one side of the property.

2 drive-in, drive-out garages and outbuildings with electricity.

Gardens to 4 sides, the front of the house has uninterrupted views.

An exceptionally pleasing property, renovated with no expense spared.

A must-see property .

1 hour drive from Limoges international airport.

More information and photos available upon request.

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Information about risks to which this property is exposed is available on the Géorisques website :

## LOCAL TAXES

Taxe foncière: 1145 EUR

Taxe habitation: EUR

## NOTES