

Exceptionally Stunning Property, Location and Views. 5 Beds, 2 baths, large heated pool. Isolated.

EXCLUSIVE



INFORMATION

Town:	Bonnat
Department:	Creuse
Bed:	5
Bath:	2
Floor:	190 m2
Plot Size:	4817 m2

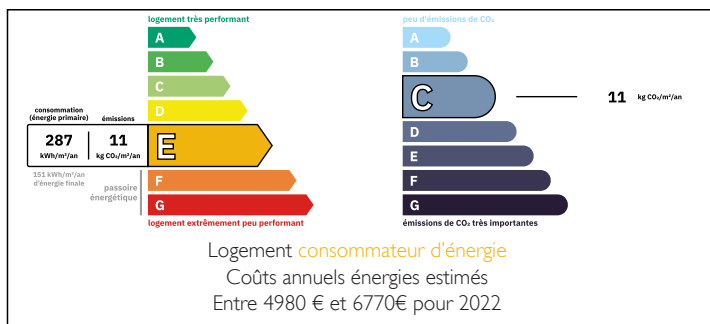
IN BRIEF

Close to the historic, pretty village of Bonnat, with restaurants, commerces, supermarket, doctors and schools, the property is also only 12 kms, 15 minutes drive from the area of the 3-lakes with restaurants, clean beaches, fresh water swimming with life-guards in summer.

Bonnat is a small, rural village, which holds fetes and brocantes in summer. It's fortified church dates back to the 13th Century and it was fortified during the 100 years war.

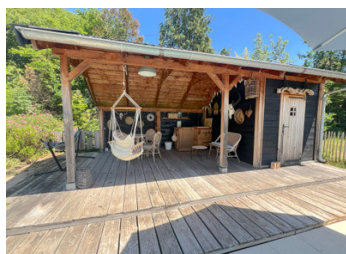
The area is one of outstanding beauty, and is rural, with rolling hill, fields, forests, rivers and lakes and is lowly populated meaning that life is slow, relaxed and peaceful.

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 foncière: 1968 EUR

NOTES

DESCRIPTION

This spacious, traditional stone house, has been tastefully modernised and is full of character. Offering 5 large double bedrooms, over two floors, It is compatible with receiving a large family or offering itself to create a BnB business.

The larger than average dinning area also boasts an open fireplace with granite surround, and currently seats 10 around the dinning table. The open plan kitchen, includes a catering size gas cooker with 6 gas rings and substantial oven. Perfect for the chef of the house, a dishwasher and good amount of storage and workspace, complemented by the pantry to the rear, leading on to a laundry room with WC.

The bright and light lounge of 52m², is L-shaped, offering different areas of use, from TV corner, relazing area and office space. Two, double French doors make the room exceptionally bright and look out onto the garden and pool. There is also a family-sized bathroom with seperate shower and WC on the ground floor.

On the first floor, from the landing, to one side of the house, two double bedrooms, one with storage space or walk-in wardrobe, and a second modern shower room with WC. On this floor is another double bedroom with a separate stone staircase to the outside.

On the second floor, two further double bedrooms.

Outside the garden wraps around the house on all four sides. The heated pool, 40m², in front of the house, has a paved terrace surround, and is partnered by a pool house and...