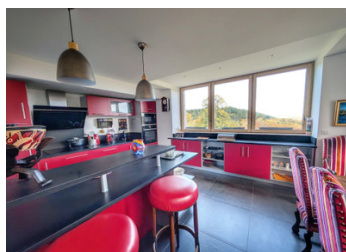
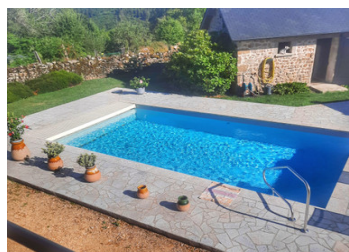


A truly outstanding property, renovated to the highest standard with pool and stunning countryside views

EXCLUSIVE



INFORMATION

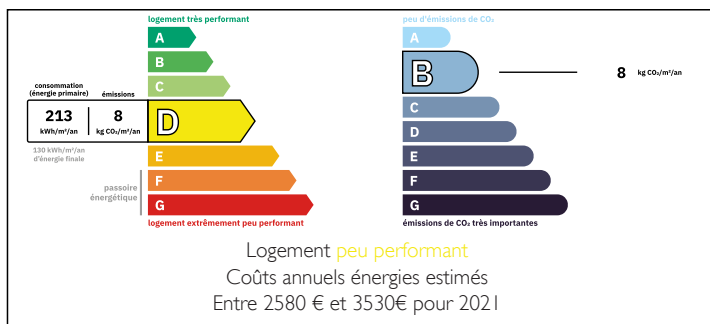
Town:	Gioux
Department:	Creuse
Bed:	3
Bath:	3
Floor:	148 m2
Plot Size:	2318 m2

IN BRIEF

This is a rare opportunity to purchase a beautifully renovated home. The original barn has been transformed into a sleek, modern home with luxury fixtures and fittings throughout. There are wonderful countryside views across the valley from many of the rooms. No expense has been spared in its transformation - it even has its own sauna room in addition to a stunning in-ground pool!

Outside there is a terrace, a garden and land, which overlooks the river valley in the distance. This is truly a breath taking property with absolutely no work needed.

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 stylish, converted stone barn offers the following accommodation:

GROUND FLOOR - sauna room (3.2m x 3.6m) with shower, washbasin and separate WC - the dimensions of the actual sauna - 2m x 1.8m, laundry room (5.6m x 2.10m), storage cupboard, a large storage room with concrete floor and lighting accessed from outside (6.7m x 5.8m);

FIRST FLOOR: open plan, luxury fitted kitchen with breakfast bar/dining area with stunning countryside views (4.6m x 5.7m) leading to the living area (5.8m x 5.7m) with access to large exterior balcony, state of the art wood burner with wood burning oven above, WC, bedroom 1 (3.3m x 3.09m) with en suite shower room (2.5m x 2.18m); SECOND FLOOR: bedroom 2 (3.2m x 3.7m) with picture window, open landing leading to bedroom 3 (3.48m x 3.9m) - currently used as another sitting room - bathroom (3.48m x 2.11m) with bath, wash basin and WC.

NOTES

Gardens and terrace outside, pool house, land of 2,318m²

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