

Beautifully restored country property with extensive outbuildings and large mature garden

EXCLUSIVE



INFORMATION

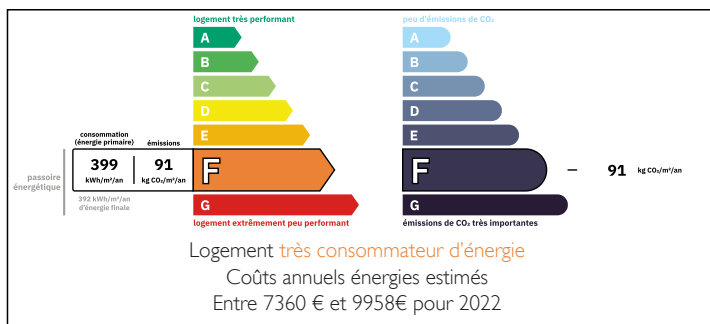
|             |                |
|-------------|----------------|
| Town:       | Saint-Alpinien |
| Department: | Creuse         |
| Bed:        | 4              |
| Bath:       | 3              |
| Floor:      | 153 m2         |
| Plot Size:  | 2465 m2        |



IN BRIEF

This is a beautiful stone property in a pretty hamlet just 10 minutes drive from the historic tapestry town of Aubusson. It has been lovingly restored over the years to create a spacious, stylish, family home but all the original features have been retained. The house and the outbuildings are set around a delightful, central courtyard. In addition to the house, there is a huge barn, the original bread oven building, which has an artist's atelier above and a smaller attached building, where there is a lovely 'chambre d'amis' with ensuite bathroom leading out to the garden. Above this bedroom, there is a further room, which could be used to create a kitchen dining area - this part of the property could then be rented out to provide an extra income. The large barn and the bread oven...

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: 1400 EUR**

## NOTES

## DESCRIPTION

**GROUND FLOOR:** entrance porch, large, luminous living room with beautiful granite fireplace with wood burner, dining room with access to garden, boiler room, WC, kitchen, larder with vaulted ceiling.

**FIRST FLOOR:** spacious landing with original floorboards, bedroom 1 with large dressing room, bedroom 2, bathroom with bath and WC, shower room with WC

**SECOND FLOOR:** bedroom 3, office

**OUTSIDE:** attached 'chambre d'amis' accessed from outside with shower room and WC, upstairs a further room to be renovated. Cellar underneath this part of the building.

Bread oven building - original bread oven downstairs, upstairs 2 rooms, one used as an artist's studio.

Enormous barn with two floors - the upper floor opens on to the rear side of the garden

Parking area

In total there is 2,465m<sup>2</sup> of land.

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