

A stunning private location, large house, with gite, second house, four barns and 4 acres of park like gardens



INFORMATION

Town:	Le Grand-Bourg
Department:	Creuse
Bed:	9
Bath:	4
Floor:	360 m2
Plot Size:	16905 m2

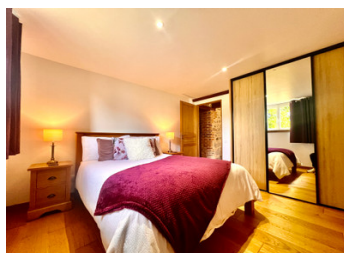
IN BRIEF

This is a rare opportunity to acquire an entire hamlet. No through road or passing traffic.

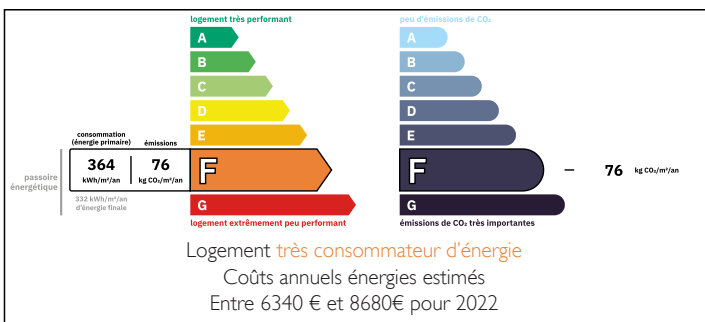
The main house has been fully renovated to a high standard, with tasteful design and quality finishes. Across the lane, there is a beautiful five-star, two-bedroom gîte operating year-round.

In addition, there is a second, fully habitable three bedroom stone house, complete with its own garden and an attached barn. Several further barns are spread throughout the hamlet, all in good condition and offering excellent potential.

The property is set within beautifully landscaped, park-like gardens featuring mature trees and established planting, with far-reaching views over the surrounding countryside. Despite its peaceful setting, it is only 3 km from the nearest village with amenities.



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:	2680 EUR
Taxe habitation:	520 EUR

NOTES

DESCRIPTION

Arriving into the hamlet along a quiet lane off the main road, you are immediately struck by the wonderful views and sense of tranquillity. The setting feels perfectly balanced, with the large four-bedroom stone house positioned opposite the two-bedroom stone gîte. Once a former hunting lodge used by local farmers, the gîte benefits from its own terrace and private gardens. Both properties are entirely separate, each offering complete privacy.

The Main House (with large attached barn)

You enter the main house through the front door into a small entrance hall. This leads into a spacious living room (26m²) featuring a beautiful stone fireplace with a wood-burning stove and parquet flooring. The room flows into a newly fitted, hand-built kitchen (18m²), crafted in solid wood with granite worktops and equipped with a built-in double oven, induction hob, and extractor fan, along with generous worktop space. From here, there is direct access to a patio terrace.

A second sitting room (20m²) provides a comfortable TV/lounge area with lovely views over the rear garden.

Also on the ground floor is a second fitted kitchen/laundry/pantry (10m²), offering extensive storage and work surfaces. From this space, there is access to the cellar, which houses the heating system, additional storage areas, and a wine cellar.

A modern family bathroom (8m²) completes the ground floor, fitted with a bath, shower, wash basin, and WC.

First Floor

The first floor comprises four well-presented double bedrooms (19m², 20m², 17m², and 13m²), all enjoying views over the front and rear gardens. A...