

Fabulous, stone cottage, Brand New Septic Tank ! Perfect lock-up-and-leave with 1 bed annexe, large garden.



INFORMATION

Town:	Clugnat
Department:	Creuse
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2



IN BRIEF

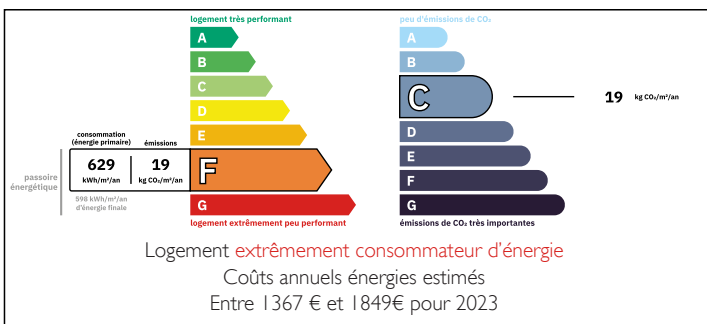
This bijou stone cottage, close to the historical villages of Clugnat, with its grocers store, bakers, and Roman museum, and Châtelus Malvaleix, with bars and restaurants, bakers, grocers store, doctors and pharmacy, and the beautiful, fresh-water swimming lake, in a stunning setting, with bar/restaurant and lifeguard in the summer.

The larger rural village of Boussac, with its imposing château and market square, has bars, supermarkets, restaurants, shops and boutiques is only 15 kms (16 mins) away and has a farmers market on Thursday.

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

A brilliant family home, with or without income potential, or holiday home with very little

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 pretty stone property, would suit the smaller family, as the main house has a lounge/diner and fitted kitchen down stairs and a good-sized double bedroom with en-suite shower room and WC upstairs.

Above a large attic which could be modernised to create extra space if required.

To one side, the annexe, which is all on the ground floor, needs a little finishing off by adding a couple of doors, and plastering in one room, and has a very pretty finished double bedroom, an area to create a cozy living area and there is a shower room with WC. This would be perfect for older members of the family or a teenager giving independence or create a small income by renting out as a gîte as it has a separate entrance and separate parking. There is also a laundry area here.

The garden which is to the rear, is of a really good size and has a wood store and a place to park the cars under cover.

The new septic tank was installed in 2025. The property is heated by an impressive wood burner. There are radiators in place if central heating was required by adding a back water boiler system of wood burner.

A very pleasing property, priced to sell, ready to make into a lovely base for a smaller family or as an investment of two rental properties.

More information and photos are available.

Information about risks to which this property is exposed is available on...

NOTES