

Detached 3 bedroom cottage and dwelling, situated at the end of a quiet lane with no passing traffic.

EXCLUSIVE

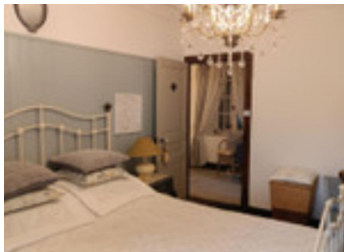


INFORMATION

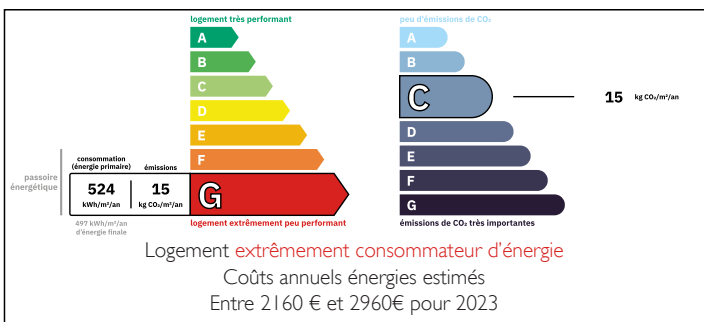
Town:	Azat-Châtenet
Department:	Creuse
Bed:	3
Bath:	2
Floor:	105 m ²
Plot Size:	1800 m ²

IN BRIEF

Beautifully presented 3 bedroom stone cottage and a stone building that could be used as extra accommodation with the correct permissions.. Sitting in enclosed grounds at the end of a quiet lane with no passing traffic. Boasting 1800m² of manicured gardens with wonderful views of the Creuse countryside

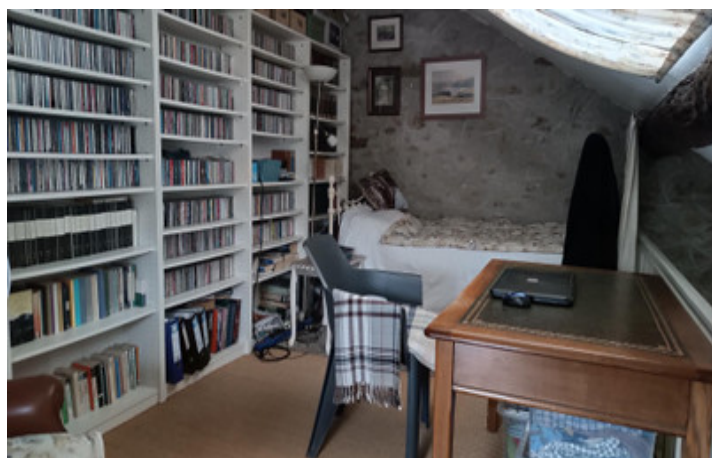


ENERGY - DPE



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

Beautifully presented and tastefully decorated stone cottage. Comprising: Entrance into a delightful light bright airy country kitchen/dining area boasting a wood burner and tiled floors. From the kitchen there is access to a hallway (access to the cave) and access to a shower room and toilet, access to a light sunny conservatory. Returning to the hallway there is a lovely polished staircase up to the landing area with seating, 2 bedrooms and a family shower room. All the floors are beautifully maintained and are polished throughout.

Returning to the kitchen there are steps into the sunken lounge boasting French windows onto the terrace, a wood burner and stairs to the Mezzanine floor which is the 3rd bedroom and also an office. The mezzanine floor overlooks the beautifully presented lounge below.

The gardens are enclosed and overlook a neighbours lake with wonderful views over the Creuse countryside. Also in the garden there is a separate dwelling which could be used as extra accommodation.

Lounge 25m²
Kitchen/Dining 18m²
Mezzanine 3rd bedroom 15m²
Ground floor shower room 6m²
Conservatory 8m²
Bedroom 1 15m²
Bedroom 2 15m²

All sizes are only approximate.

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

LOCAL TAXES

Taxe foncière: 500 EUR

NOTES