

Charming Country Property with Multiple Outbuildings, Large Gardens and Endless Potential



INFORMATION

Town:	Lizières
Department:	Creuse
Bed:	3
Bath:	1
Floor:	129 m2
Plot Size:	4518 m2

IN BRIEF

Situated close to a major route, this spacious three-bedroom property offers a fantastic opportunity to create a wonderful family home while benefiting from a range of versatile outbuildings and generous grounds.

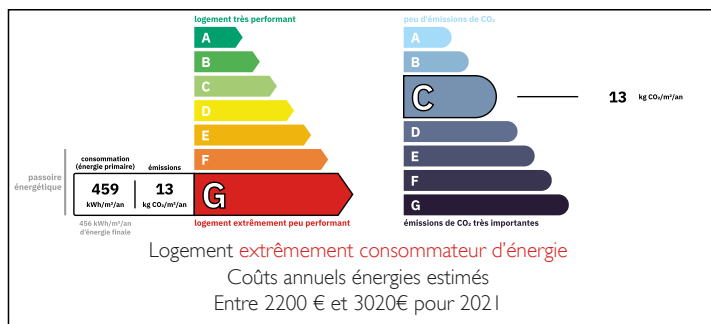
Set within large, park-like gardens with mature trees, established shrubs and a traditional well, the property also boasts a substantial barn and separate hangar, providing excellent workshop space, storage, or room for machinery and equipment.

The property would benefit from renovation and modernisation throughout, making it an ideal project for buyers looking to create a home tailored to their own tastes while adding significant value.

One of the standout features is the charming detached stone cottage, offering exciting potential to become a home office, artist's studio, guest

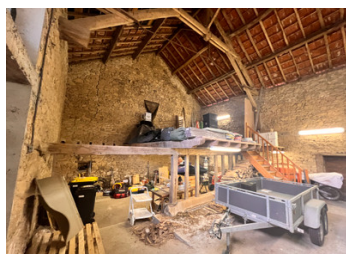


ENERGY - DPE



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: 1200 EUR

NOTES

DESCRIPTION

The property is conveniently located just a short drive from La Souterraine, 5kms, a thriving market town offering supermarkets, shops, restaurants, schools, colleges and a mainline railway station with direct services to Paris in under three hours.

Accommodation

The ground floor comprises a spacious kitchen/dining room, 26m², fitted with built-in base and wall units, which opens onto a bright veranda, 20m², overlooking the terrace and gardens beyond. Steps lead down to the large terrace, with the attractive stone cottage, 36m², positioned directly opposite.

The generous living room, 32m², features an impressive granite fireplace with a pellet-burning stove, creating a warm and welcoming focal point.

Also on the ground floor is a useful laundry/storage room, which houses the pellet-fired central heating system. From here, there is access to the attached annex, 39m², currently an unfinished renovation project with excellent potential.

Upstairs are three well-proportioned bedrooms, 12.5m², 13.5m², 16m² and a family bathroom, 9m².

The property benefits from a wood pellet central heating system, is double glazed to the front of the property, with secondary glazing to the rear, the attached annex is double glazed.

Outside

The extensive barn of 120m², is arranged over two floors and incorporates a workshop together with an abundance of storage space. A separate hangar, 38m², provides further covered storage for machinery, vehicles or recreational equipment.

A second attached annex is currently