

Renovated 4-bedroom stone property with 9,000m of land, large barn and countryside views.

EXCLUSIVE



INFORMATION

Town:	Le Grand-Bourg
Department:	Creuse
Bed:	4
Bath:	2
Floor:	210 m2
Plot Size:	9055 m2

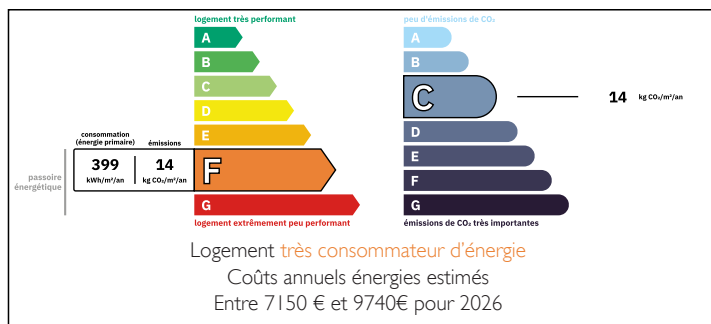
IN BRIEF

Lovingly renovated by the current owners over the past few years, this charming property has been restored with great care and attention to detail. Once a traditional village home with an adjoining workshop where wagon wheels were handcrafted for local farmers, it has been thoughtfully transformed into a comfortable and characterful family home. The former workshop has been seamlessly incorporated into the living accommodation, creating a unique and spacious open-plan living area full of charm and history.

Set in the beautiful rolling countryside of the Creuse, the property enjoys wonderful views from the garden and a peaceful rural setting. Several villages with everyday amenities are close by, while the market towns of La Souterraine and Guéret are both within approximately 25 minutes' drive, offering a wider range of shops, services and transport links. ...



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: 920 EUR

NOTES

DESCRIPTION

The property is arranged as follows:

A glazed entrance porch welcomes you into the home, opening into a hallway that is currently used as a cosy sitting room,(12.95m²).

To the left is a beautiful open-plan living space, (100m²),originally a workshop where wagon wheels were crafted. Full of character, it has been thoughtfully transformed into a spacious kitchen, dining and living area. A pellet-burning stove provides warmth, while tiled flooring runs throughout. Windows on every side flood the room with natural light, creating a wonderful connection with the surrounding countryside and bringing the outdoors in.

Pull-down stairs lead to the floor above, where the impressive exposed roof timbers and beams offer exciting potential to create additional living accommodation, subject to any necessary permissions.

From the open-plan room, steps descend to a cellar, while a second cellar is accessed from the opposite side of the room, providing excellent storage space.

Returning to the hallway, there are two generously sized double bedrooms, (13.50m²,10m²),along with the original kitchen, (which, although compact, is fully functional. The ground floor is completed by a shower room and a separate WC.

On the first floor is a spacious landing, (15m²),with a long glass window showing the un used floor above the open plan kitchen dining room, a unique idea to show case the space without actually using it. Also on this floor are two further generously sized double bedrooms,(13.25m², 13m²) and a spacious family bathroom,(9m²), fitted with a bath, separate shower, wash basin and WC, finished with...