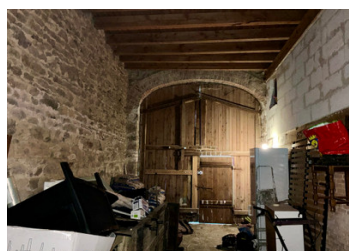


UNDER OFFER Bolt-hole granite property in tiny village with garden and garage/barn



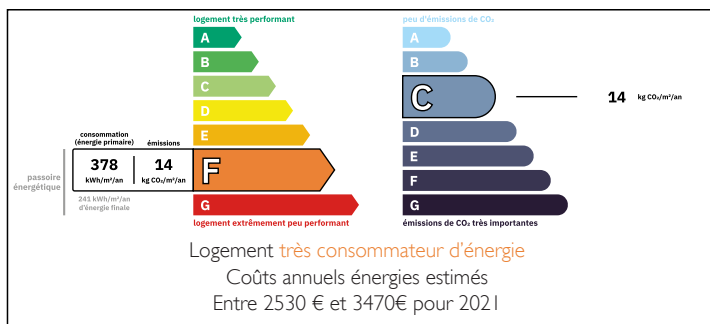
INFORMATION

Town:	Saint-Georges-la-Pouge
Department:	Creuse
Bed:	2
Bath:	1
Floor:	74 m2
Plot Size:	861 m2

IN BRIEF

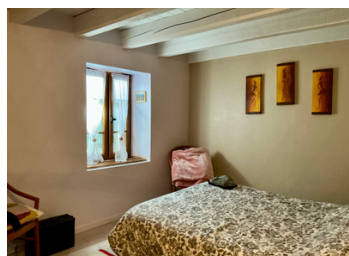
Saint Georges has a local shop which sells almost everything, a post office, pharmacy and doctor. There is also an active village hall. The house is between Aubusson and Aun, both beautiful market towns with commerce. Aubusson is world famous for its tapestry museums. The swimming lakes of Vassivière and Lavaud Gelade are about 30 minutes away and all round about there are forest walks and cycle paths.

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 lovely little property with exposed beams and stone walls, has one large downstairs space (sitting/dining area), with wood pellet stove and corner fitted kitchen. There is a door out to the rear garden and a door through to the adjoining garage/barn.

Upstairs there are two bedrooms, a bathroom with shower above the bath, and a separate WC. Natural travertine-coated walls. Another staircase leads to the loft.

The loft is large, and there is scope for conversion (the current owners had envisaged 3 bedrooms and another bathroom). The ground floor of the adjoining garage/barn could also be used to extend the living space, all subject to the usual permissions.

There is double glazing and the property is heated by means of the wood pellet burner and programmable electric heaters. There is individual mains drainage. The house is discreetly semi-detached (via barns).

The property and rear garden overlook fields (this is the first property on entering the village). Next to the property is a small, pretty former village "lavoir".

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

NOTES