

Charming Three-Bedroom Country House, Garage, Stone Workshop and garden with countryside views



INFORMATION

Town:	Arrènes
Department:	Creuse
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	660 m2

IN BRIEF

A charming and versatile property offering a number of possibilities — whether as a permanent family home, a peaceful holiday retreat, or with potential for a gîte or holiday rental.

Situated in a quiet rural hamlet with other residents living permanently nearby, the property enjoys a lovely countryside setting in the heart of the Limousin. The garden benefits from attractive views stretching up the hillside, creating a pleasant and private outdoor environment.

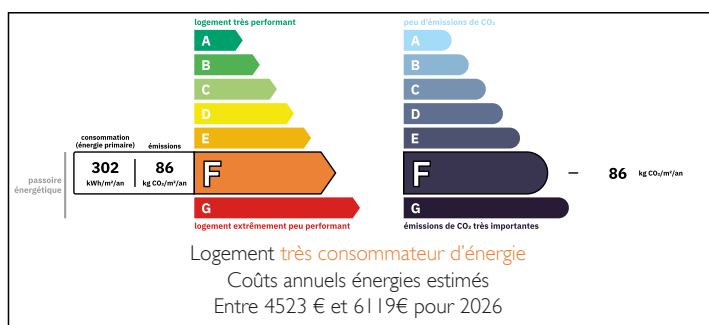
The location is particularly convenient, combining the tranquillity of the countryside with easy access to local amenities. A nearby village, just a short drive away, offers a good range of everyday facilities, and also benefits from a train station, providing useful transport links.

The property is habitable and benefits from oil-fired

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.

ENERGY - DPE





LOCAL TAXES

Taxe foncière: 600 EUR

NOTES

DESCRIPTION

A lovely, well-maintained country house that is clean, comfortable and ready to move into, situated in a peaceful little hamlet surrounded by countryside. Despite its tranquil setting, the property is conveniently located close to a village with a railway station offering connections to Limoges and Paris.

The nearby village also provides a good range of everyday amenities, including a medical centre with doctors, physiotherapists, nurses and chiropodists/podiatrists, as well as local shops and services including a bakery, hardware shop, garage, bar/tabac and pharmacy.

The house opens onto a small, enclosed terrace and is arranged over two floors.

Ground floor:

The entrance leads into a fitted, separate kitchen, with an adjoining dining room featuring a charming small open fireplace. The living room is located to the rear of the house and enjoys views towards the garden.

There is also a shower room, separate WC and a small utility/storage room. A cellar is located beneath the house.

The ground floor is arranged in such a way that it could be suitable for a person with reduced mobility, offering the possibility of living primarily on one level.

First floor:

Upstairs, there are three attractive and light-filled bedrooms, together with a small family bathroom.

Outside:

The property benefits from a garden divided into two separate areas: one directly behind the house and another garden area located behind the workshop.

There is also a 30 m² garage, providing excellent space for a vehicle, storage or workshop use.