

Beautifully presented, recently modernised, large, stone, rural property, quiet location, 2-bed annexe.

EXCLUSIVE



INFORMATION

Town:	Nouzerines
Department:	Creuse
Bed:	4
Bath:	2
Floor:	158 m2
Plot Size:	5989 m2

IN BRIEF

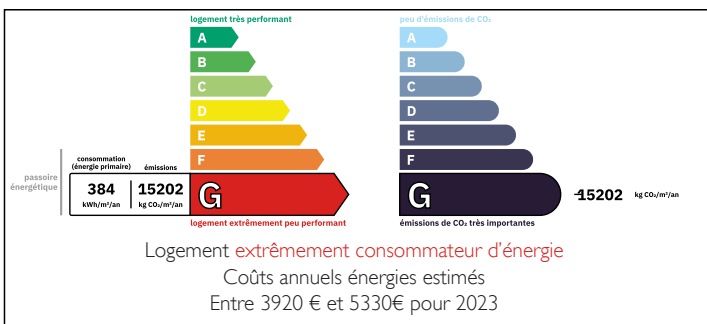
This extremely handsome, modernised, rural property is located with easy access to shops and all services which can be found in the vibrant, historic towns of Boussac and La Châtre.

Boussac, where hundreds of visitors come each week to the village market to stock up on local produce. Its countryside surroundings and beautifully preserved historic monuments, medical center and multiple supermarkets, cafés and restaurants keep the village alive all year round.

La Châtre has its origins even older. The Saturday Farmers' market is one of the largest in the area, and its unique shops and boutiques, bars and restaurants in the old town, with cobbled streets, wooden houses and gothic church, make it a shopping experience. Larger supermarkets and stores can be found just outside the town.



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

Set in a peaceful rural setting, this attractive and characterful property combines traditional country charm with a range of modern improvements. Featuring distinctive pointed stone walls, newly installed double glazing, a new heating system and a recently renovated main living area, the property is comfortable and immediately welcoming, while offering considerable scope for further enhancement.

The ground floor of the main house provides a bright and spacious living environment. A contemporary fitted kitchen opens onto a generous open-plan dining and living area, centred around an attractive open fireplace. Windows to one side and large patio doors to the rear ensure that the principal living spaces are exceptionally light and airy throughout.

There are two generously proportioned double bedrooms on this level, one benefiting from its own en-suite shower room and WC.

The living room and kitchen both provide access to an impressive 50m² rear terrace, creating an ideal setting for outdoor dining and entertaining. The terrace enjoys views across the substantial, fully enclosed garden of approximately ½ acre, providing excellent privacy and ample space for families, leisure and gardening.

To the opposite side of the property are a further two good-sized bedrooms, a bathroom and separate WC, together with a large additional area currently used for storage and laundry. This part of the property offers particularly exciting potential and could readily be reconfigured to create a self-contained family annexe, guest accommodation or independent rental unit.

A separate garage provides useful parking and storage, with additional storage space available above....

LOCAL TAXES

Taxe foncière: 768 EUR

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