

Fantastic opportunity ! Idyllic Stone house, close to medieval market town,3 bed and potential to extend, Limousin.



## INFORMATION

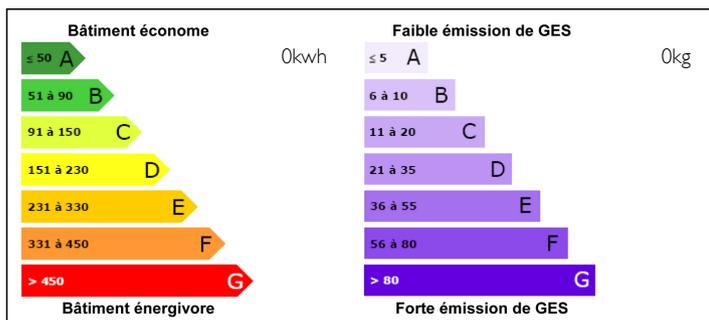
Town:	BOURGANEUF
Department:	Creuse
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	3805 m2



## IN BRIEF

This tastefully restored, south facing house is on the edge of a lovely quiet hamlet with great views over the surrounding countryside. A large private garden and two terraces making the best of the sunshine. It is only a ten minute drive to the historic market town of Bourganeuf. Limoges the regions capital and closest airport with daily flights to the UK is an hour away.

## ENERGY - DPE



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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

The house could become a fantastic permanent home or a lock up and leave holiday home. It sits back off the quiet lane and looks out to the countryside beyond. You enter into a large lounge (35m<sup>2</sup>) with many Original features, a large granite fireplace with a wood burner. There are patio doors leading onto the rear terrace. The house retains many of its original features set into the stonework. To the right is a large kitchen/diner (25m<sup>2</sup>) with a further granite fireplace and wood burning stove. It is large enough for a central island as well as a table and chairs. Through the kitchen is the utility room (15m<sup>2</sup>) and the downstairs bathroom (8m<sup>2</sup>) with WC.

The original oak stairs lead up from the lounge to the first floor. Here there are three double bedrooms (18, 10 & 10m<sup>2</sup>). There is also a shower room with WC (6m<sup>2</sup>). Another staircase leads up to the converted attic space. This has been made into one large room (48m<sup>2</sup>) with a hobby area and bedroom space with a WC and basin. With the minimum of work this could become a very spacious master bedroom with en-suite facilities.

Outside there is a patio area in front of the house with an attached garage (19m<sup>2</sup>) to the side. Above the utility room is another attic space that is used as a workshop. To the left of the house is the open wood store (19m<sup>2</sup>) which also could be used as...

## NOTES