

Truly charming three-bedroom hamlet property, complete with a gîte, barn and garden. Business potential

EXCLUSIVE



INFORMATION

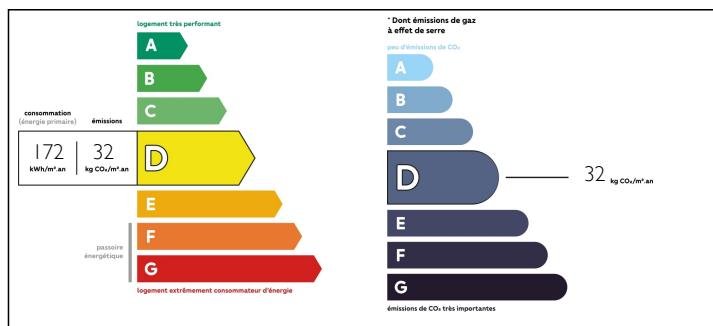
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|-------------|------------------|
| Town: | Bussière-Dunoise |
| Department: | Creuse |
| Bed: | 3 |
| Bath: | 3 |
| Floor: | 157 m2 |
| Plot Size: | 806 m2 |

IN BRIEF

"Nestled on a tranquil lane, this meticulously maintained stone property, formerly barns, is a testament to the owners' care. The independent gîte, ready for guests, presents an ideal business opportunity. It offers immediate comfort and move-in readiness. The easy-to-maintain courtyard garden provides ample space for outdoor seating and dining, complemented by private off-road parking. A perfect blend of charm and functionality awaits in this inviting retreat.

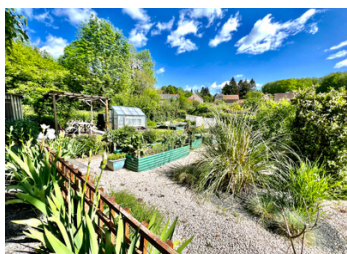


ENERGY - DPE



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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

Perched on a tranquil lane, this well maintained hamlet property offers a picturesque setting. The rear courtyard garden, perfect for outdoor entertaining, boasts private parking behind double gates. The well-presented main house features a spacious kitchen-diner with a wood-burning fire, leading to a cosy lounge and a balcony with countryside views. The formal dining room, office (currently used as a pantry), and a generous laundry room with WC complete the ground floor. Upstairs, two double bedrooms with en suite shower rooms await. The house is heated by oil-fired central heating and a wood-burning stove.

The attached barn hosts a beautiful one-bedroom gîte with a kitchen, a first-floor lounge with exposed stone walls, and a wood-burning fire. The second floor offers a spacious double bedroom with an en suite shower room and separate WC. Ideal for accommodating paying guests.

Additional features include outbuildings like a large barn, workshop, garage, wood store, and cellar. Across the lane, a well-established vegetable garden, seating area, and garden shed add to the property's charm.

The nearby village of Bussière Dunoise offers amenities, while the market town of Dun le Palestel, 10 kms away, provides supermarkets, café bars, boutiques, and a weekly market. For more details on this enticing property, please contact me

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

LOCAL TAXES

Taxe foncière: 650 EUR

NOTES