

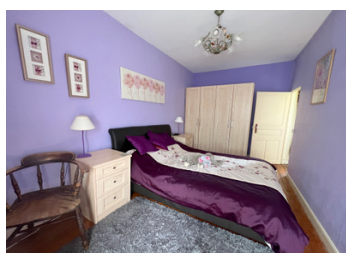
Renovated, stone house, with second house to renovate, planning in place. Garden with stunning views.

## EXCLUSIVE



## INFORMATION

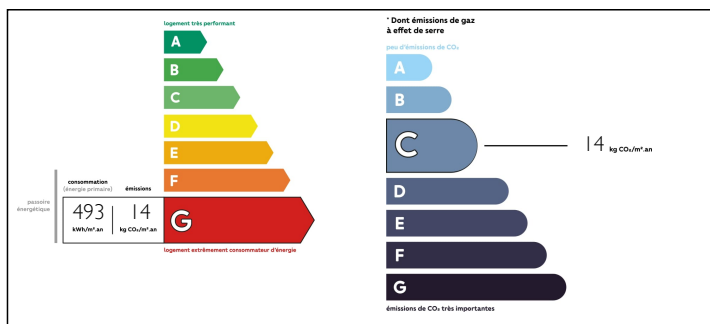
Town:	Bussière-Dunoise
Department:	Creuse
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	585 m2



## IN BRIEF

Hidden from view, in a beautiful, sleepy hamlet, yet easy access to villages for day to day provisions, and the larger town of Guéret just 20 kms (16 mins) away, this lovely stone property has so much going for it. In proximity to the area of the Three Lakes, with fresh water swimming (lifeguard in summer), beaches and beach bars, activities for the children, zip wires, pedalos, crazy golf, this exceptional rural area, with its own microclimate, is an area of outstanding beauty, fresh air, beautiful countryside and friendly locals.

## 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

In the main renovated house, a galley, country style, fitted kitchen greets you from the back door. Fitted with dishwasher and washing machine. To the rear, a small bureau, ideal for a little peace and quiet if work still has to be done.

Next, the open, dining room/lounge area is spacious and light, and has many beautiful features, granite fireplace, for cosy evenings around the wood burner, visible stone walls and large oak beams.

To the rear, a downstairs shower room with WC and opposite, under the stairs, lots of storage.

On the first floor, with integrated storage in the stairwell, there are two lovely, large double bedrooms.

The house is insulated and has double glazing, and there is electric heating as well as the wood-burner. The roofs are in excellent condition on both buildings.

Outside, across the courtyard, is the "old house" with planning permission to turn it into a habitable dwelling, converting the barn into a large living room. There is a first floor, but a galley and mezzanine with bedrooms could be created over the barn. There is also a tiny, corner plot of land opposite the main house.

To the rear of the old house and barn is a secluded garden, overlooking some magnificent countryside, with uninterrupted views.

The drainage was installed 5 years ago and is thought still to conform. It was installed large enough to accommodate the two properties.

A very pleasing property, ready to move into, yet with sufficient potential to...

## LOCAL TAXES

Taxe foncière: 585 EUR

## NOTES