

Beautiful 4 bedroom house near St-Moreil

EXCLUSIVE



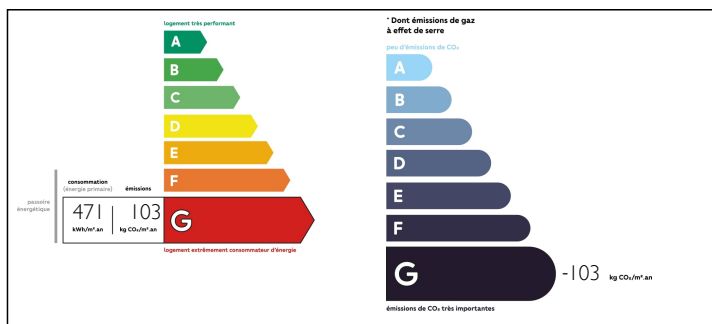
INFORMATION

Town:	Saint-Moreil
Department:	Creuse
Bed:	4
Bath:	2
Floor:	137 m2
Plot Size:	2497 m2

IN BRIEF

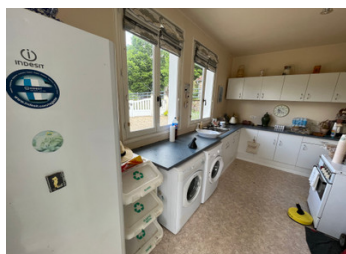
We are delighted to present this beautiful four bedroom house, finished to a high standard and set in its own garden of around 2500 sq meters. It is located in a nice pretty hamlet within easy reach of St Moreil, and facilities at Peyrat Le Chateau, Bourgneuf, and St Leonard De Noblat. The entrance to the house leads into a fully fitted kitchen with dining area, a lounge and sitting room, and a shower room/WC. There is also a separate utility room with its own access. Upstairs there are 3 double bedrooms, a bathroom and a further bedroom currently used as an office, which also gives access to the substantial, mature garden with a large lawned area.

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

A beautiful four bedroom house in an attractive small hamlet close to St Moreil. The entrance leads directly into a fully fitted kitchen (21 m²) with electric oven and hob and plenty of cupboard space. The room includes a separate dining area. To the rear of the dining area there is a downstairs shower room with WC (2.5m²).

To the left of the entrance there is access into to the lounge and sitting room (36m²) with a woodburner. Both these rooms are nice and bright with windows to the different garden areas. Stairs from the lounge go the first floor with bedroom 1 (15m²), bedroom2 (13m²) and bedroom3 (12m²), all the bedrooms have beams and wooden floors. Also on the first floor is a bathroom complete with bath/shower/wash basin and WC (6m²). Finally there is fourth bedroom, currently used as an office (10m²), which also allows access to the beautiful main garden area with large lawns, trees and a good sized shed.

Also outside there is driveway parking for three/four cars, another attractive, smaller lower garden area, a wood store and a stone staircase connecting the lower and upper garden areas.

From the lower garden area there is access to the utility room (11m²) with worktop, sink unit, fitted kitchen units and points for washing machine, dryer, and additional fridge freezer.

The house is around 10 minutes drive to Peyrat Le Chateau with shops, restaurants, leisure lake, bars and Cinema. Larger towns with more...

NOTES