

Charming Detached 5 bedroomed house with a possibility of a gite Garden and hanger/workshop.

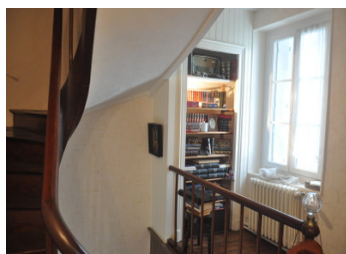


INFORMATION

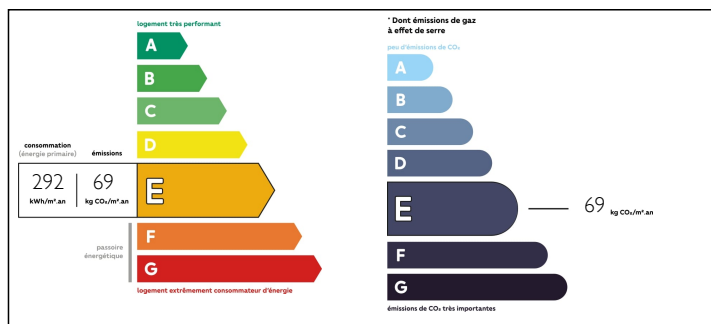
Town:	Sardent
Department:	Creuse
Bed:	5
Bath:	2
Floor:	195 m2
Plot Size:	1215 m2

IN BRIEF

Nicely presented detached 5 bedroom house with a possibility to have a gite. The property is situated in its own grounds behind double gates with private off road parking. The gates lead into a gravel courtyard, with parking for cars and vans if needed. There is also a small cave accessed from outside and a hanger for perhaps a car and workshop. Gardens are nicely manicured and well maintained. The plot is 1215m² attached garden plus 2340m² of separate woodland Total size of land is 3553m² The property also has a very good energy reading of E



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.



LOCAL TAXES

Taxe foncière: 1034 EUR

NOTES

DESCRIPTION

This very charming characterful property is situated in a small well maintained hamlet, approx 15 minutes drive to the Large Town of Gueret 23000 with restaurants, supermarkets, shops, hospital, Drs, vets and much more to offer. There is a large lake where you can swim, canoe, fish and walk, there is also a nice restaurant on the edge of the lake.

The property is set behind a double gated entrance leading into a gravel courtyard where you access the property, the garden, hanger/workshop and cave.

As you enter into an entrance kitchen/dining area and access to a good sized lounge with an insert wood burner with vented pipes to heat the 1st floor. Still on the ground floor there is a bedroom, shower room with a douche Italian. and a good sized laundry room. From the kitchen there is access to a ground floor, bathroom and toilet and marble steps up to a further 2 bedrooms, an office and landing, this has separate entrance and stairs leading onto a Juliette balcony This section of the house could be used as a gite if extra income was needed or indeed a huge 5 bedroom property.

A lovely polished oak staircase leads to a landing area leading to 2 bedrooms, one bedroom has a dressing room, or could be an office space or en suite shower room, there are many possibilities.. Another set of stairs on the landing area leads to the huge loft, this could...