

Exceptional period property in small tourist town, 7 bedrooms, enclosed garden, in-ground swimming pool.



## INFORMATION

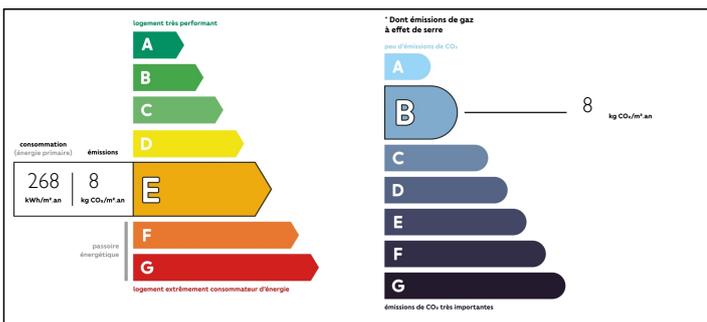
Town:	Bénévent-l'Abbaye
Department:	Creuse
Bed:	7
Bath:	3
Floor:	215 m2
Plot Size:	1524 m2

## IN BRIEF

Bénévent-l'Abbaye is one of the most beautiful small tourist towns in the department of La Creuse. Famous for its historic Abbey, dating from the Middle Ages in the centre of town, as well as the numerous clubs and associations to suit all interests and ages. The town is located on the route of Saint-Jacques de Compostell and is one of the stops for walkers and pilgrims alike. This property would make a perfect guest house for tourists wanting a break in a beautiful setting in the heart of rural France or a larger family or extended family just looking for easy access to the town and countryside alike. La Creuse is one of the smallest, and least populated areas in Central France. The climate is mild, warm but not the extensive heat of the south, and green and verdant. It is totally rural, and has beautiful countryside and scenery, of rolling...



## 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 short walk from the actual centre of town, but built within the historic boundary, this large period property will not fail to please due to its hidden charm, character, history and large, bright living spaces.

After entering the front door, the original tiled hallway actually has its own modern lift, taking you to the first floor. An absolute plus for less mobile family or guests.

To the left, a good-sized, period kitchen/diner with beautiful, period cupboards and dresser, behind, a laundry area. The hall at the rear has a cloakroom, handy for boots and coats.

The open plan lounge and day room is spacious and bright and airy. There is a wood burner in the lounge, along with period bookshelves, giving the room a cosy feel.

On the first floor, from the landing, three double bedrooms, one with a feature bath and office, housing the lift from the ground floor. There is also a family shower room and WC.

On the second floor, four double bedrooms, one with en-suite shower room and WC, a further family bathroom and WC.

On the top floor, a large attic space of 80m<sup>2</sup> and below the house a vaulted cellar.

The enclosed garden area, to the rear, is perfect for eating outside, relaxing and making the most of the large in-ground pool. The potting shed offers a refuge for budding or experienced gardeners, with a veggie plot to the rear.

Gates lead into the garden and to the double garage for off-road parking.

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## LOCAL TAXES

Taxe foncière: 1800 EUR

## NOTES