

Perfectly presented, idyllic location, 3 bed, renovated property with Swimming Pool, garden, woodland.

EXCLUSIVE



INFORMATION

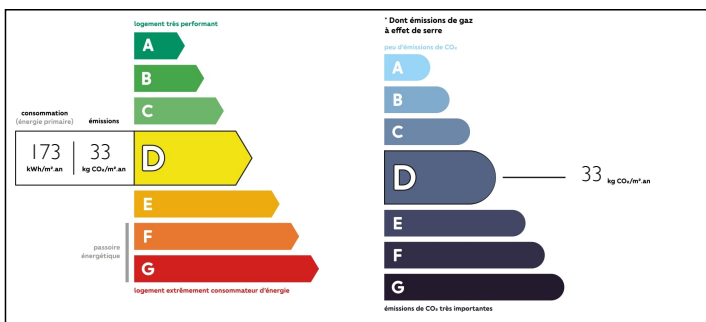
Town:	La Cellette
Department:	Creuse
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	9651 m2

IN BRIEF

Located in the heart of the beautiful, rural landscape of La Creuse in Central France, the property is close to the village of Genouillac for day-to-day amenities or the historic rural towns of La Châtre or Boussac. Each has a farmers market in the week, with local produce, positioned in the heart of town, surrounded by boutique shops, bars and restaurants. An easy drive to the area of the 3-lakes, which offers, fresh water swimming, water activities, as well as beach-bar restaurants, the property is also close to the inland wave lake, for water-skiing or the national golf course with pool and spa open to the public.



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

Located in a tiny hamlet of only a handful of properties, the property sits in its own grounds with off-road parking. Behind the road-side gates, a beautiful, authentic, stone property, which has been modernised and offers many recent renovations including a new roof, new double-glazing with electric shutters, and gas central heating.

A large, bright hallway divides the property with a large, modern, family-sized fitted kitchen to one side, with a new, American style fridge freezer and table-island in the centre. There is also a wood-burning stove for extra comfort.

On this ground level, there is also a large summer room looking out onto the terrace and in-ground swimming pool, also two double bedrooms, a large shower room with WC, and a laundry and boiler room.

The "piece de resistance" is found on the 1st floor in the form of a beautiful, large living area, under the exposed oak beams and overlooking the pool, garden and woodland belonging to the property. The 1st floor, also offers a master bedroom with en-suite shower room and WC.

The large garden has footing to build a second property, but planning has elapsed but a lovely summer house could be built in its place. The garden is mostly grassed over, perfect for children or grandchildren to play and the woodland surrounds the garden on two sides.

An exceptional property, offering extreme comfort, in a beautiful location.

90 mins from the International airport in Limoges.

Please request further information and photos from the agent.

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: 850 EUR

NOTES