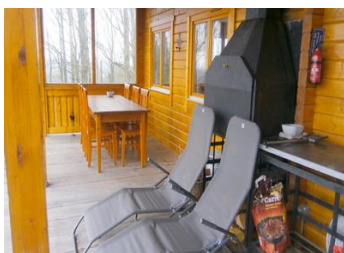


Perfect location, isolated, magnificent views, wooden cabin on one level, all mod cons, 3 bedrooms. Woodland and land.



INFORMATION

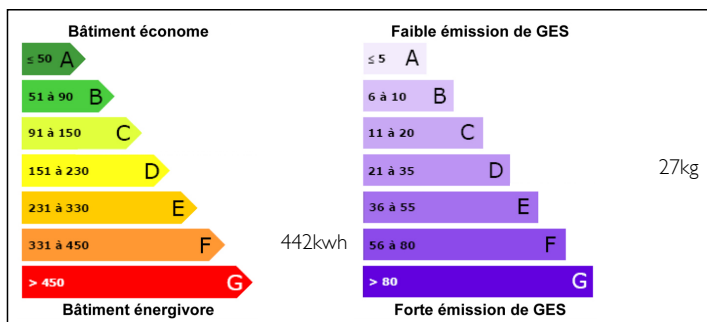
Town:	ST SILVAIN SOUS TOULX
Department:	Creuse
Bed:	3
Bath:	1
Floor:	82 m2
Plot Size:	11607 m2



IN BRIEF

Raised above the lane, giving magnificent views of the countryside, and totally isolated, this lovely property built in 2009 has been a lovely holiday home and a great income generator as a holiday rental in Summer. 10 minutes drive to the large village of Gouzon with all amenities.

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

This is a very lovely, comfortable wooden house set in the beautiful Creusoise Countryside.

It is surrounded on three sides by its own woodland and the front of the house, with its large veranda is facing the open aspect, overlooking the field belonging to the property facing it.

There is a private gravel drive from the lane, offering plenty of private parking.

The house consists of a large open plan, L-shaped room with a fitted kitchen (with separate laundry room), dining area and lounge area with a large wood burner.

There are three double bedrooms

A large bathroom with separate shower and WC.

A wooden terrace to the front offers views, with its own fixed BBQ.

The land surrounds the house on all 4 sides.

Small outbuilding for storage.

A very pleasing, easy to maintain property, less than 10 years old, with great rental potential and easy access to the leisure pursuits in the area, and aerial routes to the towns, motorways and airport at Limoges with daily UK flights (90 mins), and TGV at Montluçon, 30 mins away.

LOCAL TAXES

Taxe foncière: 150 EUR

Taxe habitation: 620 EUR

NOTES