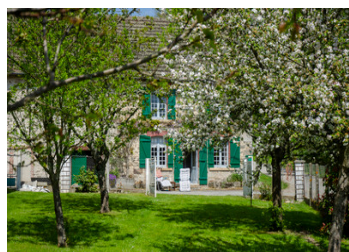


Lovely stone property in an idyllic hamlet just outside the market town of Vallière.



INFORMATION

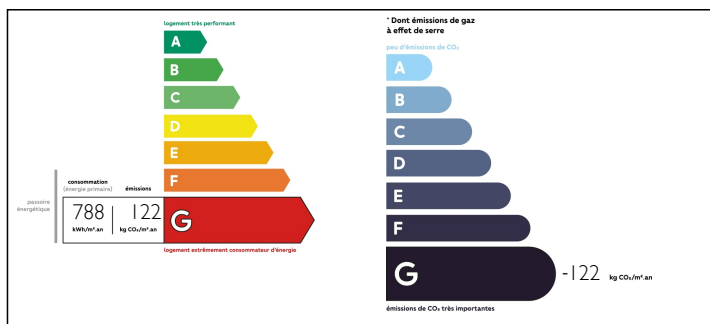
Town:	Vallière
Department:	Creuse
Bed:	3
Bath:	1
Floor:	114 m2
Plot Size:	942 m2



IN BRIEF

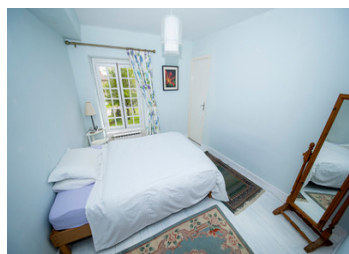
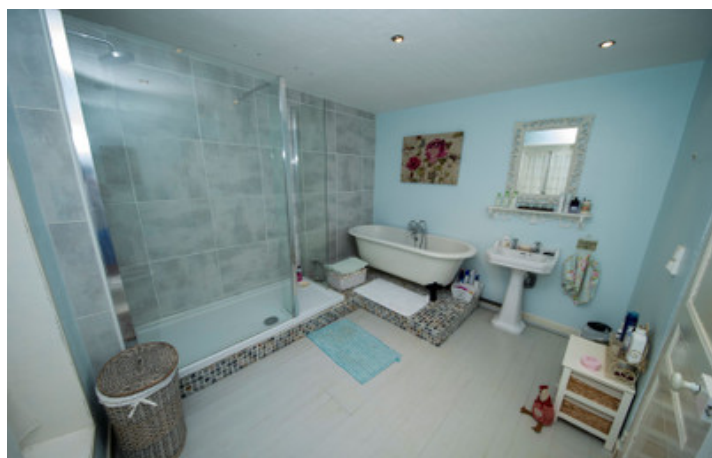
This is a very pretty renovated farmhouse. Downstairs there is a large, light 'pièce de vie' - living room with wood burner and a fully fitted kitchen with dining area. Upstairs, there are 3 bedrooms and a spacious bathroom with a modern walk-in shower. This would be perfect as a holiday home or as a full time residence. In addition to being near Vallière with its shops and market, the house is a short drive to the tapestry town of Aubusson with its restaurants, bars, boutiques, supermarkets, theatre, cinema, fantastic swimming pool complex and hospital.

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: 682 EUR

NOTES

DESCRIPTION

Ground Floor: you enter the house through a small vestibule, which leads into a light, spacious living room with original fireplace and wood-burner. To the left is the kitchen and dining area with exposed beams and stonework.

First floor: there is a large landing, bedroom 1 with original fireplace and floorboards, bedroom 2, WC, a large sunny bathroom with stand alone roll top bath, washbasin, WC and walk in shower. From the second bedroom, you go upstairs to the..

Second Floor: bedroom 3 a large, light room, which is big enough to be used as a studio or maybe converted into an independent gite as separate access is possible.

A staircase leads down to a large barn with double doors to the back garden and further stairs to the old stable. This is where the boiler is situated. Doors lead back out to the front of the house.

Exterior: in front of the house is an established orchard, which borders the neighbour's barn. Across the road is another garden area, which could be used as a terrace and barbecue area. There is another small parcel of unattached land further up the road.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>