

Amazing, very pretty, bijou, renovated, hamlet property, 2 bedrooms, sold furnished.

EXCLUSIVE



## INFORMATION

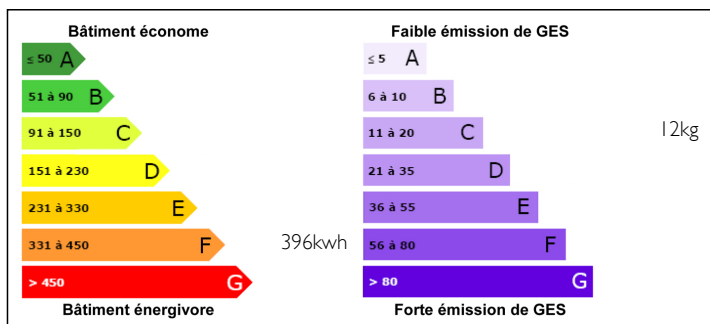
Town:	Ladapeyre
Department:	Creuse
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	367 m2

## IN BRIEF

Summary Located in a sleepy hamlet, with half a dozen other houses, mostly permanent dwellings, and nestled on a hillside, with stunning countryside all around of rolling hills, fields, woodland and lakes, this very lovely little house has been lovingly and tastefully renovated. Located 2 miles from the village of Ladapeyre, the route is good and Ladapeyre has a Bakers and Bar-Tabac/Post Office. More shops are found in the next village at Châtelus Malvaleix with its fresh water swimming lake with beach bar/restaurant, beach and lifeguard in summer, doctors, chemist, 2 bakers, butchers, convenience store, hairdressers and schools. All major amenities are located in the town of Guéret a 15-minute drive away.



## 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: 350 EUR

## NOTES

## DESCRIPTION

This is THE perfect bolt-hole holiday home, easy to maintain and totally renovated, and perfect first time buy. Just enough garden to park the car and sit out in the sun or eat and BBQ outside.

Ready to move into, the property has been lovingly restored and the furniture can be sold with the property.

Made up of 3 floors, each with one large room, there is still plenty of space to live and unwind. Melting the original features, granite fireplaces, oak beams and wooden floors with comfortable contemporary living.

A large kitchen/diner & open-plan living room, with wood burning stove, greets you from the front door. To the rear, a comfortable, modern shower room & WC, with a point for the washing machine.

The first floor offers a "boudoir" style bedroom with lounge area, a feature trompe-l'œil fireplace. There is actually an ancient stone staircase from this floor going down to the outside of the house. A very old feature of other times.

The next staircase leads to the mezzanine bedroom, with a landing for furniture and a beautiful, double bed area under the stunning oak beams beneath the roof. A corner WC and handbasin, complements this floor

This property will not fail to please, so early viewings are essential

Please ask the agent for more photos, and info on the area.

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Information about risks to which this property is exposed is available on the Géorisques website :