

Simply beautiful four bedroom stone house with large garden and wide open views.

## EXCLUSIVE

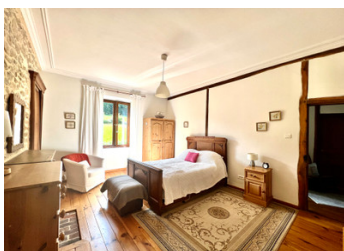


## INFORMATION

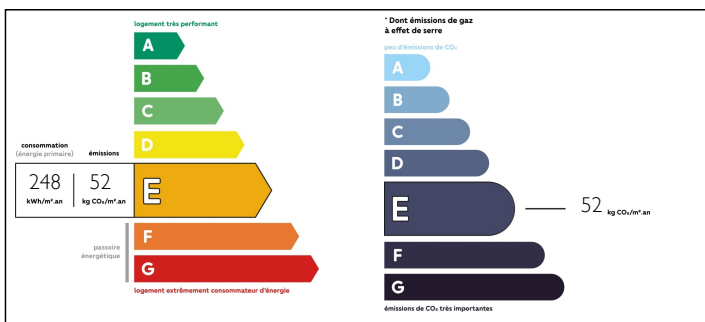
Town:	Fursac
Department:	Creuse
Bed:	4
Bath:	2
Floor:	235 m2
Plot Size:	8935 m2

## IN BRIEF

A rare find, this outstanding house has been completely renovated to a very high standard, keeping lots of the original character and charm, and finished with taste and a good eye for detail. The property sits on a very quiet country lane surrounded by the beautiful Limousin countryside. The garden sweeps down from the back of the house, and is well established with lots of trees and large plants. There is a small woodland, that the owners have used over the years to cut and heat the wood burning stoves. Back up on the terrace, you can enjoy the far-reaching, unspoilt views beyond. Close to a village with amenities, including a grocery store, boulangerie, café bar, hotel with restaurant. The nearest market town is La Souterraine, a 12km drive away, with schools and a college, train station with direct trains to Paris, 2.45 mins, and lots of boutiques, supermarkets and a...



## 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: 1072 EUR**

## NOTES

## DESCRIPTION

The house has double glazing throughout, oil fuelled central heating and two wood burners. The roofs of the house and barn are in very good condition. The septic tank system was installed in 2005 and conforms to modern standards. The house has had a complete rewire and new plumbing, and the floor of the attic is insulated. The vendors keep everything in an excellent state of repair and very well maintained.

On the ground floor:

Entrance hallway.

Bureau, second salon with stone fireplace and wood burner fire, 13m<sup>2</sup>

Modern fitted kitchen with floor and wall cabinets, and a range cooker, 12.09m<sup>2</sup>

Open plan salon, dining room, with exposed stone walls, two sets of double doors to enjoy the view of the garden below, and a wood burner fire 56m<sup>2</sup>

Second kitchen, Laundry room with units and workspace, freezer and storage area, 10.88m<sup>2</sup>

On the first floor:

Landing of 11m

Bedroom 1, 17.06m<sup>2</sup>

Bedroom 2, 18.13m<sup>2</sup>

Bedroom 3, 17.64m<sup>2</sup>

Bedroom 4, 17.64m<sup>2</sup>

The bedrooms have exposed stone walls, wooden floors and views to the front and the back of the property.

Large family bathroom with bath, 8m<sup>2</sup>

Second family bathroom with bath, 11.55m<sup>2</sup>

On the second floor is a large attic room of 55m<sup>2</sup>, ideal for renovating.

Outside the cellars make up a total of 60m<sup>2</sup> running the length of the property.

A covered hangar, ideal for car parking, 27m<sup>2</sup>

The large barn, over two floors is approximately 140m<sup>2</sup>