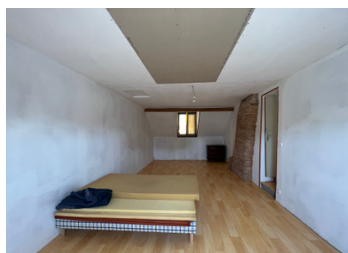


Large, secluded, rural property, in quiet hamlet, with views over the fields

EXCLUSIVE



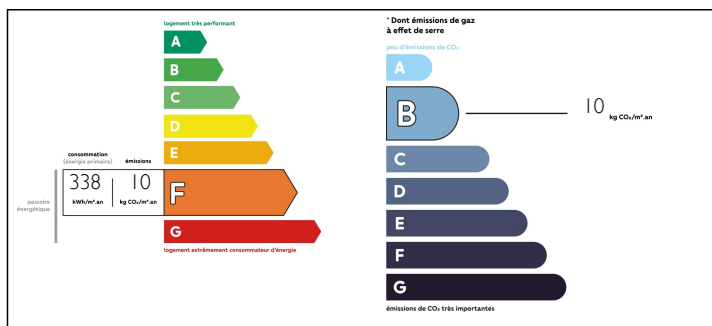
INFORMATION

Town:	Moutier-Malcard
Department:	Creuse
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	2167 m2

IN BRIEF

Close to the village of Moutier Malcard with a few amenities, Post office, Bar Restaurant, Convenience store, the property also has easy access to the larger villages of Genouillac and Bonnat and the towns of Aigurande, La Châtre and Guéret. The stunning area of the 3-lakes is only a short drive away, with fresh water swimming, lifeguards in summer, water sports and leisure activities as well as beaches and beach bar/restaurants in summer. The area is a beautiful rural location, with rolling hills, forests and streams, lakes and fields.

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

From the hamlet lane, the property is located down its own private driveway with ample parking space. The property is set back from the main lane and has a sunny grass area to the front, where there is a very pretty, old stone bread oven and workshop. From here only the roofs of a distant property can be seen, but for total discretion, a small hedge here would totally cut the property off from the outside world.

With each downstairs room offering French doors out to the front terrace, to the right-hand side, the house opens up directly into the large kitchen/dining area with a feature stone fireplace and wood burner. To the rear of the kitchen, a shower room, where there is a separate WC.

Two further large reception rooms are on this ground floor. One of these rooms already has a chimney in place so that another wood burning stove can be added.

Upstairs from the large landing, big enough to close off and make use of the velux window to create a third bedroom, are, to each side, very large double bedrooms with some exposed beams of the roof on show.

Outside, the garden wraps around the house on all four sides, with an open view over fields to the rear.

A good-sized property, ideal as a family home or holiday home in this beautiful area of rural France. It is in relatively good condition, habitable straight away but needs a small amount of TLC...

LOCAL TAXES

Taxe foncière: 300 EUR

NOTES