

Charming 2 bedroom renovated property. South facing with bright and sunny courtyard and detached garage.

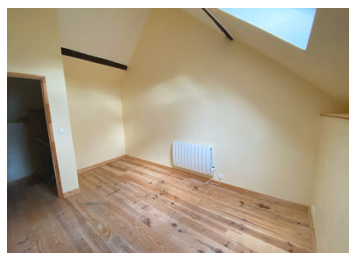
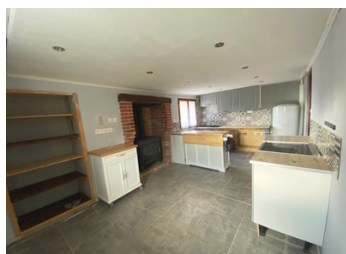


INFORMATION

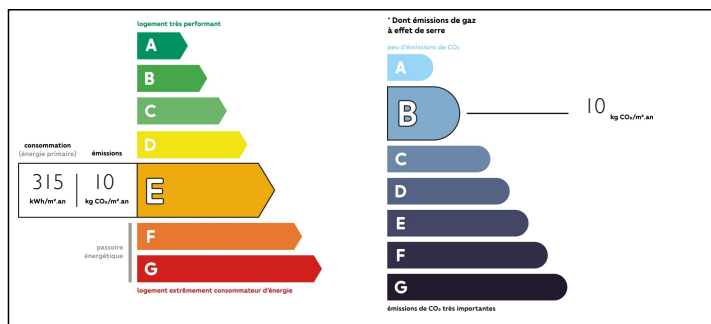
Town:	Lépaud
Department:	Creuse
Bed:	2
Bath:	1
Floor:	70 m ²
Plot Size:	36 m ²

IN BRIEF

Situated in a quiet countryside hamlet, only a 3 minute drive away from the commune of Lépaud, where you will find all your basic amenities such as a grocery store, bar-tabac, primary school, hairdresser, post office, garage etc. The area is known for its unspoilt countryside and never ending sceneries to discover with lakes, forests and rolling hills. Its strategic location however provides easy access to both rural beauty and modern amenities. If you are looking for the convenience of a larger town, the property is also located 5 km away from the N145, giving easy access, in 20 minutes, to the vibrant and historic town of Montluçon. Here you can explore the medieval part of town with its château dating back to 1070 or browse the shopping centers and Boulevard. Attend concerts and theatre events, kick back in one of the town's many parks or spend an evening out with...



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: 451 EUR

NOTES

DESCRIPTION

With picturesque landscapes, rich history and a tranquil ambiance. This home offers an ideal setting for those seeking a peaceful retreat in the Creuse countryside.

As you approach, you are welcomed by a beautiful stone-built cottage with a sunny courtyard.

Stepping inside, you'll be greeted by a tastefully renovated kitchen, maximising space and functionality. The brick fireplace and wood-burning stove maintain a warm and cosy feel throughout. A separate WC and shower room lead off the kitchen.

Moving in to the living room, the character of the property continues to show through its exposed wood features. The two large windows offer a bright and airy feel to the living space.

On the first floor, the landing leads to two bedrooms. A very spacious master bedroom with high ceilings and plenty of light. A second bedroom, ideal for children or guests, with ample space for a double bed and wardrobe.

The exposed wood beams are a feature that is carried throughout the property, contributing to the characterful nature of this home.

In addition to the wood-burning stove, the living room and both bedrooms are equipped with electric radiators.

The home is built on a cellar, which is accessible from the outside of the building. The property also includes a detached private garage.

Please contact the agent for more information and photos.

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