LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: 120613ALB23 Price: 352 980 EUR

agency fees included: 6 % TTC to be paid by the buyer (333 000 EUR without fees)

Magnificent 17th century residence, modernised, large garden with planning permission, 3-4 bedrooms.















INFORMATION

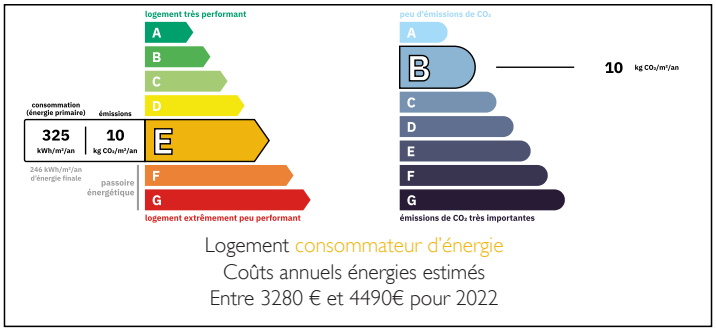
Town:	Blessac
Department:	Creuse
Bed:	3
Bath:	2
Floor:	190 m2
Plot Size:	0 m2

IN BRIEF

Set in a quiet village with a bar/restaurant/hotel and junior school within walking distance. It offers nature on its doorstep and lakes are abundant in the region and is an ideal base to explore the countryside and enjoy the calm and tranquillity the area can offer.

The historic town of Aubusson is only a short drive away. (6kms / 8 mins) and which sits on the northern extremity of the Plateau de Millevaches and is the third largest in the department and one of the oldest. Historically, from the 16th Century, it became one of the tapestry centres of France. It's cobbled streets, and medieval buildings make it one of the most important towns to visit in the area. Streets of boutiques, bars and restaurants, looking over the Creuse river, along with the tapestry museums and workshops, make the...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3280 € et 4490€ pour 2022

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.

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LOCAL TAXES

Taxe foncière: **1181 EUR**

NOTES

DESCRIPTION

This magnificent 17th century old house, dating from the time of King Louis XIV, in 1676, has been tastefully and stylishly modernised to preserve its original characteristics. It is a house with a history, the residence of the king's notary, then after 1789 during the French Revolution becoming a stagecoach relay and later a mansion. Its original 17th century tower, is of a typical, substantial, stone construction for its era and region and contains a bread oven and tart oven.

More recently modernised, it is now a comfortable 3-4 bedroom property with various options for extending for a larger extended-family or to create an income from a separate gîte.

From the spacious entrance hall, with original oak stairway, the ground floor includes a large living room with integrated wood burner, heating this room, along with 3 bedrooms on the 1st floor. A family sized, fitted kitchen/diner is to the right of the hall, which also has an integrated wood burner, with a storage area and shower to the rear, and office or downstairs bedroom to the right. A laundry area and WC are conveniently placed behind the stairwell. Two vaulted cellars complement the ground floor.

Upstairs, on the first landing, a bathroom and WC, and off the second landing, 3 large bedrooms, which would be more convenient as a day room, with 2 bedrooms, one of which is the upper floor of the tower. To the other side of the landing, a large, beautiful, authentic room, which...