

A Large four bedroom property in a very quiet countryside position, barn, 9.600m2 of land ,open views



INFORMATION

Town:	Le Grand-Bourg
Department:	Creuse
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	9617 m2

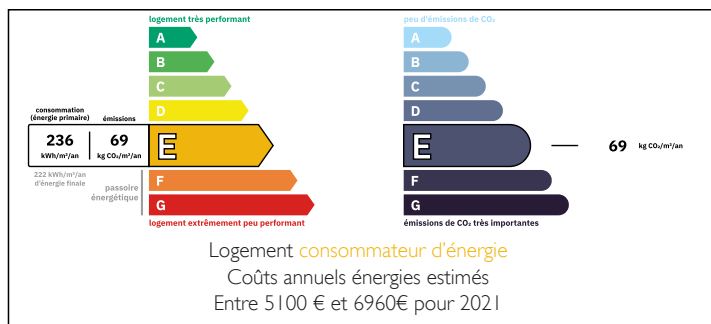
IN BRIEF

Sitting in an elevated position behind gates and with a driveway sweeping around to the rear of the property, all the land is attached, and has open wide countryside views from all directions.

Maintained throughout by the vendor, ready to move into. The nearest town is Gueret, with lots of supermarkets, schools, restaurants, bars and a large swimming lake, and has the benefit of a train station with regular trains to Limoges. The closest village with amenities is Le Grand Bourg.



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: 1200 EUR

NOTES

DESCRIPTION

This four bedroom property, with attached barn, is made up of the following.

From the rear of the property, entering directly into the kitchen, 17m², with tiled floor, fitted kitchen units and work surface, through to a large lounge, dining room of 31m², with fireplace, and a door into the double-glazed veranda, 18m², which is to the front of the property, and has beautiful countryside views. There is a hallway which connects the rooms, and has a small shower room, and separate WC. A second lounge, or as the vendor has done, created an office, which has been converted from part of the barn, and is over two floors, 22m².

On the first floor with a spacious landing, are three bedrooms, two with a fireplace, 7.50m², 15.20m², 15.50m². The family bathroom, with vanity unit, bath with overhead shower and glass screen, and wc. From here, stairs lead up to the attic bedroom with a velux window, 18m². And a second room, not yet renovated of 23m².

Outside the attached barn on the first floor is 60m² with an insulated roof

a lower level of 60m² with the solar panel heating system, and a second heating system using oil. The lower level barn also has space for two cars to park.

The property is connected to the water from the well, though it would be possible to be connected to the mains water. The property has a fosse drainage system.

This is a very spacious property, with lots of possibilities...