LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A35200DLO23 Price: 397 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (375 000 EUR without fees)

Stunning Gite complex comprising main house with 4 bedrooms and two 4 bedroom gites.



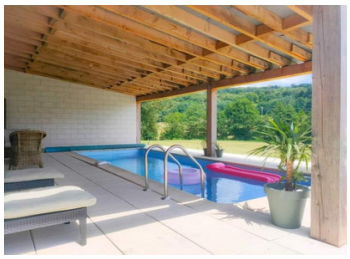












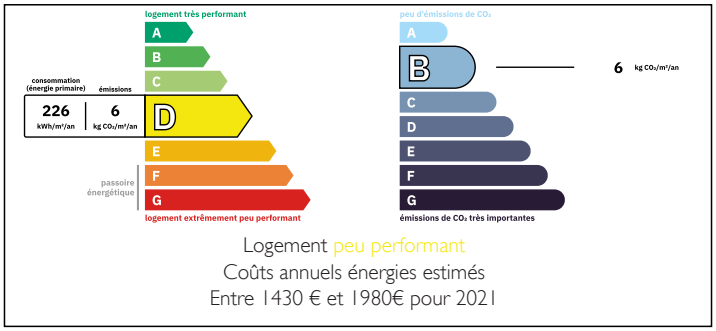
INFORMATION

Town:	Janaillat
Department:	Creuse
Bed:	12
Bath:	5
Floor:	508 m2
Plot Size:	2690 m2

IN BRIEF

Stunning gite complex in a beautiful setting. The main house is detached and has a private garden. There are also 2 gites up and running and sold with all the furniture.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1430 € et 1980€ pour 2021

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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NOTES

DESCRIPTION

Beautifully presented Gite complex.

Main house.

This charming, detached four-bedroom house boasts original features and is tastefully decorated throughout. There is also an in-ground heated swimming pool with enough room for sun loungers etc.

Located on a tranquil lane on the outskirts of a picturesque village, it offers beautiful walks and cycle routes right at your doorstep.

Located in a tranquil spot on the edge of a village, this stunning detached house features an outbuilding that could be converted into additional living space.

Entry to the property is through double gates that open onto a private driveway. The house includes a large, bright kitchen leading to a spacious dining room, which in turn gives access to a laundry room. Access into a generous lounge, complete with a substantial 19kw wood burner.

A staircase ascends to the mezzanine level, where one finds four expansive double bedrooms and a family bathroom. This level also provides entry to an enormous loft, spacious enough to be transformed into additional living quarters or an apartment.

Established mini orchard, possibly to make an allotment.

Back on the ground floor, French doors open out to a garden and pool area.

The closest town, complete with supermarkets and other amenities, is in the medieval town of Bourganeuf in the Creuse department 23, about a ten to 15 -minute drive away.