

UNDER OFFER Good-sized country cottage in a peaceful hamlet setting with garden and well

EXCLUSIVE



INFORMATION

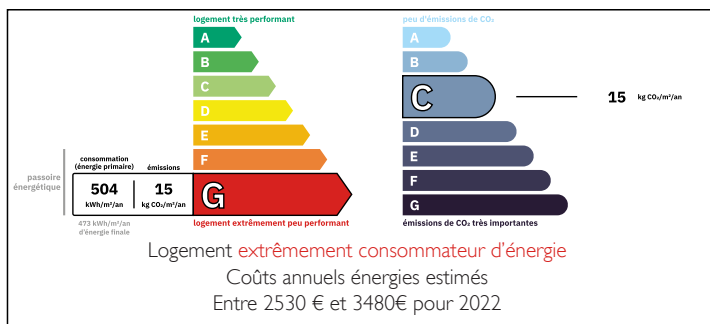
Town:	Saint-Georges-la-Pouge
Department:	Creuse
Bed:	3
Bath:	1
Floor:	121 m2
Plot Size:	1532 m2

IN BRIEF

This traditional property is in a peaceful hamlet in the Creuse countryside, with a good-sized garden (vegetable garden, fruit trees, an old hen house and rabbit hutches, and a well). The back garden has space for private outside dining, and there is a small parking area to the front. There are very few passing vehicles on the tiny country lane. St George la Pouge is a few km away, and there you will find a fantastic village shop which sells almost everything, a post office, pharmacy and doctor. Ahun is 10 minutes away for most commerce, and the house is equidistant between Aubusson, Bourgueuf, and Guéret. The beautiful swimming lakes of Vassivière and Lavaud Gelade are about 30 minutes away and all round about there are forest walks and cycle paths.

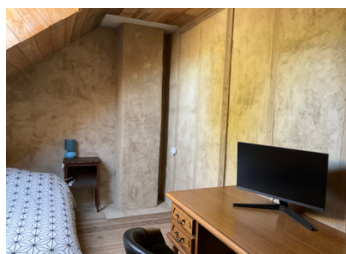


ENERGY - DPE



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

The 3/4-bedroom traditional granite house has been renovated using ecological materials such as natural plaster and lime on the inside walls, terracotta tiles, and wool/wood fibre insulation. There is a 14kw Godin woodburner in the main downstairs room as the principal form of heating; supplemented with electric radiators as necessary, and a small wood stove in the cinema/library.

Double doors at the front lead to the main living room, which has a tiled floor. There is access to the rear garden and up to a cinema/library area on a mezzanine. A useful downstairs toilet is by the back door. Access to the house is also possible via the adjoining kitchen.

There are two wooden staircases. One leads up to a single bedroom and landing area (which currently has a sink and mini bathtub but could be used as a sleeping space). The other staircase leads up to two further bedrooms and a shower-room with toilet.

The property has mains water and is single glazed. The roof was redone in 2016 by a previous owner. There is a cellar and small loft space. There is fibre internet connection. The fosse conforms.

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

NOTES