LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39472LEL23 Price: 170 100 EUR

agency fees included: 8 % TTC to be paid by the buyer (157 500 EUR without fees)

A charming Stone hamlet property with Barn, two bedroom annexe & garden, being sold furnished.

EXCLUSIVE















INFORMATION

Town:	Saint-Priest-la-Feuille
Department:	Creuse
Bed:	3
Bath:	2
Floor:	192 m2
Plot Size:	1100 m2

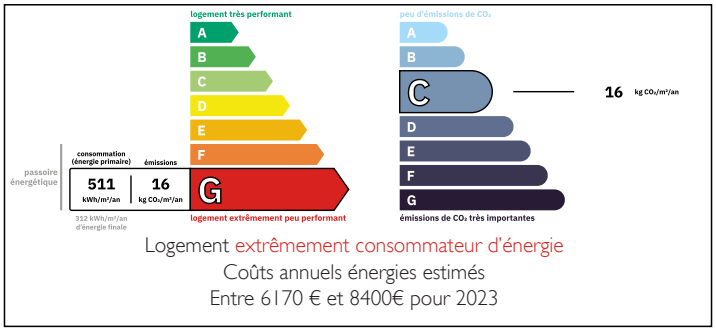
IN BRIEF

This renovated stone property has been thoughtfully updated throughout, blending modern comfort with authentic character. It comes with a generous garden, a vast barn, and a practical annexe — offering a wealth of possibilities for its new owners.

The house is ideally located just 5 km from the lively market town of La Souterraine, where you'll find excellent amenities including schools, supermarkets, DIY stores, boutiques, restaurants, and café-bars. The town also benefits from a convenient train station with direct connections to Paris in under three hours.

For international travel, the nearest airport is only a 40-minute drive away, with daily flights to the UK and Paris — making this charming countryside lifestyle both peaceful and easily accessible.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6170 € et 8400€ pour 2023

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

Sitting in an elevated position within the hamlet, this charming home enjoys wide open countryside views from its rear terrace and garden. The barn and adjoining annexe are set back behind the main property, creating a private and practical layout.

The entrance opens into a long hallway with a granite stone floor and direct access to the garden. From here, you step into the spacious kitchen,(29m2), and dining room, the heart of the home. A wood-burning stove sits in a large stone fireplace with mantle, complemented by a hand-built oak kitchen with wall and floor cabinets, ample worktop space, a central island, and a granite floor. A large dining table completes this welcoming space, which retains much of the property's original character.

The adjoining salon,(22m2), offers a cosy retreat, with tiled floors, dual-aspect windows, and another wood burner.

Upstairs, the first floor features two double bedrooms,(20m2,13m2), each with a sink and vanity unit, accessed from a generous landing. Along this floor is also a family bathroom with freestanding tub, sink, and WC.

On the second floor is a spacious second salon, (32m2), perfect as a master suite, showcasing the exposed beams and roof A-frame. A connecting door leads to a bright studio/office,(13m2), with a Velux window.

Outside, the two-storey annexe,(45m2), provides flexible accommodation, with one room and a shower room with WC on each level. A connecting door links the annexe to the large barn (120 m²), arranged over two floors with internal stairs and access doors at both...