

Traditional granite property in rural hamlet, with barn, well and beautiful view from the garden

EXCLUSIVE

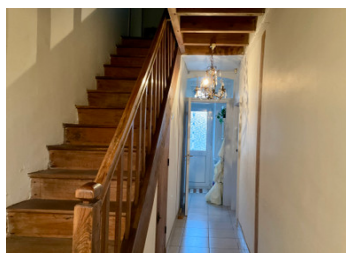


## INFORMATION

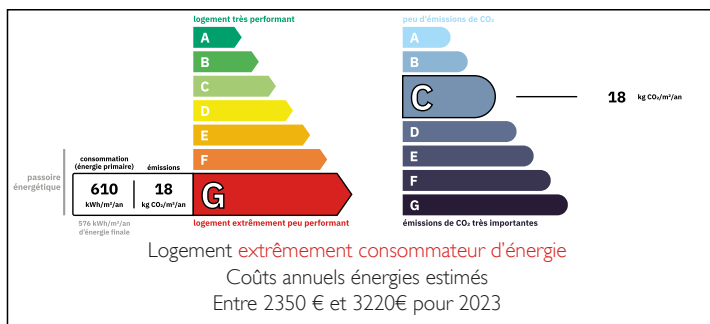
Town:	Issoudun-Létrieux
Department:	Creuse
Bed:	3
Bath:	2
Floor:	93 m2
Plot Size:	1764 m2

## IN BRIEF

Set in the rolling countryside, this property is an ideal get-away or a rural family home. Issoudun-Letrieix is the nearest village, with easy access by car to Chenerailles or Ahun, and a little further afield, Aubusson and Gouzon. These are all pretty, ancient Creusois villages with markets, shops, cafes etc. A swimming lake tennis courts are 3km away, the nearest village with a school, bakery, supermarket, vet etc is Chénéraillles, 4km away.

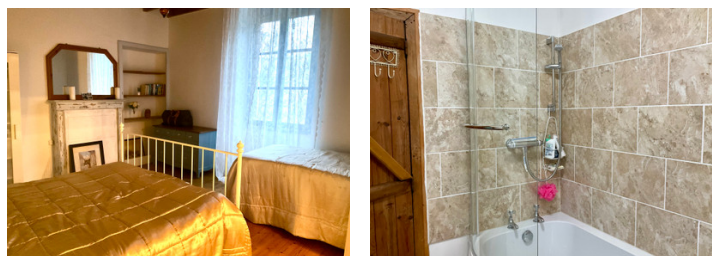


## ENERGY - DPE



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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

In the main photo, you can see the rear of the house, taken from the back of the garden. The barn is on the right, across a tiny lane. The views in the other direction, from the house, are over open countryside.

The hamlet is tiny, just a handful of houses. There will be the odd tractor passing the house or a cyclist but little other traffic.

The house has cellars below (with a well which used to be the main source of drinking water - it is now mains), and a lean-to for wood/a car to the side. To the rear there are a couple of small attached outbuildings (the little blue doors in the supplementary photos) used for hens/dogs/storage in the past.

On the ground floor of the house, you will find a kitchen to the front (with woodburner) and a living room to the rear, as well as a toilet, small utility area and access to the wooden balcony at the back.

On the first floor there are two bedrooms and a bathroom (with shower above the bath), and a few steps down there is access to a large, high-ceilinged room used for crafts at the moment. It could be another large bedroom. There is also a tiny storage room.

A separate staircase leads up to a fairly large loft.

There is mostly single glazing throughout and the property is heated using the woodburner downstairs and electric...

## NOTES