LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41241DAC23 Price: 185 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (180 000 EUR without fees)

UNDER OFFERStunningly restored, immaculate 3-bed detached barn with garden, only a short drive from Bourganeuf















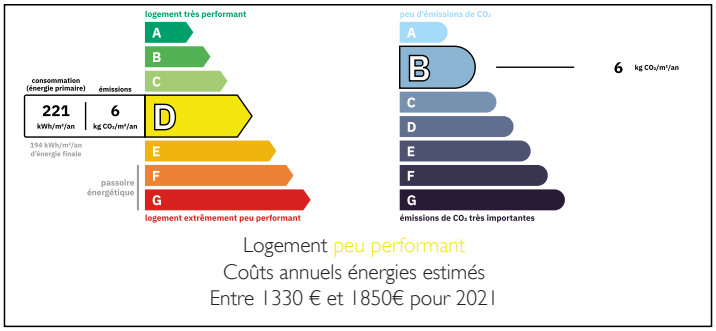
INFORMATION

Town:	Bourganeuf
Department:	Creuse
Bed:	3
Bath:	2
Floor:	127 m2
Plot Size:	1970 m2

IN BRIEF

This is a stunning barn conversion with large open plan and fitted kitchen, dining and lounge area, family bathroom, three bedrooms (one en-suite). It is a perfect blend of traditional features such as beautiful wooden beams, staircases and floors, wood burner, with modern comfortable living including fully fitted bathroom and shower units and tiled floors with a remarkable wood fired heating system (underfloor and radiators) and fully double glazed windows and doors. Set within its garden it offers a beautiful family home completed to exceptional standards. Just a few minutes drive to the market town of Bourganeuf with shops, restaurants and cinema. The private, and not overlooked, garden is ideal for relaxing on the long summer evenings. Around a 30 minute drive to the breathtaking Lac de Vassiviere with beaches, water sports, cafes and restaurants . Private parking...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1330 € et 1850€ 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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DESCRIPTION

The main entrance is at the front of the house and leads into the lovely large open plan kitchen and dining area to the right, with the lounge area with woodburner to the left (total c50m2). The house is heated throughout with a wood fuelled heating system via underfloor heating on the ground floor and radiators upstairs. The kitchen (on a beautifully tiled floor) is fully fitted and has a hob which uses bottled gas and an electric oven. Both the kitchen/dining area and the lounge have French doors which lead out onto the terrace and garden.

A lovely wooden staircase leads up to the first floor landing. Off the landing there are two good size bedrooms (19m2 and 13m2) and a modern family bathroom with bath, shower, basin and WC.

Further stairs then lead up to the second floor which has a magnificent bedroom with en-suite shower room and WC (24m2).

Attached to the right hand side of the house is a workshop.

Outside at the front and side of the house there is parking for several vehicles and to the rear of the house is a terrace and garden with lawn and trees.

The house is just over an hours drive to Limoges airport with regular flights to the UK. The area is lovely countryside and is ideal for outdoor pursuits such as hiking, cycling, camping and swimming.

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

NOTES