LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A42302ATM36 Price: 248 775 EUR

agency fees included: 7 % TTC to be paid by the buyer (232 500 EUR without fees)

Elegant Historic Villa with Guest House, Gardens & Land in Prime Village Setting















INFORMATION

Town:	Cuzion
Department:	Indre
Bed:	7
Bath:	3
Floor:	214 m2
Plot Size:	3423 m2

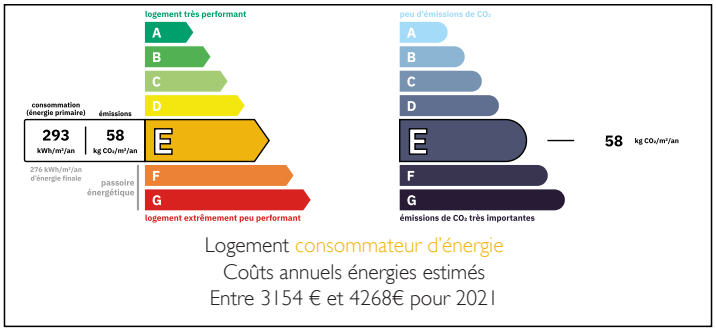
IN BRIEF

Step into history with this elegant villa, its charming guest cottage, and a storybook walled garden with attached land. More than a home, it's a lifestyle rich in privacy, character, and opportunity.

The main house spans three generous floors with oak floors, a striking chestnut staircase, light-filled reception rooms, and a kitchen opening to a sunny patio for effortless entertaining. Bedrooms enjoy balcony views over the Creuse Valley, with flexible upper rooms ready to adapt to your vision.

A separate guest house offers cozy living with expansion potential subject to planning, while garages and a coach house invite , hobby, or business dreams. Ideal as a private retreat, boutique guesthouse, or income-generating estate, with lakes, rail links, and airports accessible by car. Commodities at 4.5km approximately.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3154 € et 4268€ 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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LOCAL TAXES

Taxe foncière:	**632 EUR**

NOTES

DESCRIPTION

Step into a real slice of history with this beautiful villa, complemented by a charming guest cottage and set within a timeless walled garden with attached lands. This is more than a home; it's an invitation to a lifestyle where elegance, privacy, and possibility mingle to create something truly unique. Whether you seek a serene private retreat, a prestigious guesthouse, or a business venture under one iconic roof, this property delivers on every level.

The Villa conveys character from the first glance. Inside, exquisite oak floors and a majestic central chestnut staircase weave a sense of era-spanning craftsmanship as you ascend through three generous floors.

The ground floor centers around a spacious lounge and dining area where double-aspect light and crown mouldings evoke a refined heritage. Original wood paneling adds warmth and texture, while the kitchen is ideally positioned to open onto an adjoining patio, providing a perfect stage for alfresco dining and seamless indoor/outdoor entertaining. Practical comfort is assured with a ground-floor toilet and reliable central heating, making this home ready to live in from day one.

Ascending to the first floor, you'll find two large bedrooms, each with a small balcony that frames elevated views over the scenic Creuse Valley. A third bedroom has been thoughtfully converted into a spacious bathroom featuring a claw-foot tub and an ornamental fireplace, preserving romance and charm while delivering modern convenience. A second shower room and toilet on this level adds further practicality for family life or guest...