

Beautifully-finished 3-brm barn conversion with separate fully-renovated gîte, ready to walk into.

EXCLUSIVE



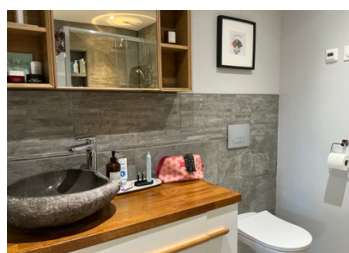
INFORMATION

Town:	Royère-de-Vassivière
Department:	Creuse
Bed:	6
Bath:	4
Floor:	144 m2
Plot Size:	1454 m2

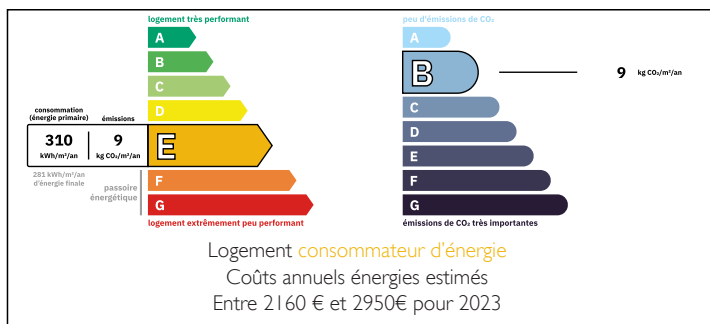
IN BRIEF

This impressive barn conversion makes a spacious and stylish home. The living accommodation is upstairs to benefit from the exposed beams and high ceilings. Downstairs are the three en-suite bedrooms, all with direct access to the garden. Next door there is a separate 3-bedroom gîte. The good-sized garden connects the two properties and there is additional parking across the lane.

Not only is this a beautiful house, but it's in a perfect location if you love nature, water sports at nearby Vassivière lake, outdoor sports, and a stunning dark starry sky at night. There are around a half a dozen other houses in the peaceful hamlet (half holiday homes, half permanent residents), down a single track road, yet it is only a few minutes to the well-provisioned village of Royère de Vassivière - 15...



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

* The m2 price does not include the separate gîte

CONVERTED BARN (approx 144m2)

Access to the barn is from a stone terrace, either from the lane or a set of wooden stairs from the garden. Through patio doors the large open-plan living space on this first floor provides a kitchen, dining area and sitting area. A oak staircase leads down to three bedrooms.

The fully-fitted kitchen has a central island with sink. On the far wall (all exposed granite) is a wood-burning stove in the living area. To the side of this open plan area is a small utility room housing the electric fuse box, a WC, sink, and coat-hanging space.

Downstairs, with underfloor heating under oak-veneered flooring, there are three good-sized en-suite bedroom, each with their own shower, sink and toilet. Each bedroom has a full-length patio door leading to the garden.

There is a good-speed fibre internet connection, double glazing throughout, an individual drainage system installed during the renovations, and that all-important wood-burner for winter evenings by the fire.

GÎTE (additional approx 70m2)

The gîte has an open-plan living/dining kitchen downstairs, two bedrooms and a bathroom on the first floor, and in the converted loft, there is another bedroom. Currently the gîte provides extra guest accommodation and a small summer revenue.

Outside there is an easily-managed garden, a garden shed, space under the raised terrace for wood storage, a decorative well, and a separate terrace and garden area for the...

LOCAL TAXES

Taxe foncière: 1518 EUR

NOTES