

A rural granite property with two separate living areas, a barn, and an attached garden with a stunning view.

EXCLUSIVE



INFORMATION

Town:	Saint-Yrieix-la-Montagne
Department:	Creuse
Bed:	3
Bath:	2
Floor:	139 m2
Plot Size:	1536 m2

IN BRIEF

It's the sunset view that will sell this property! Relax in the garden with an apéro overlooking the fields and take in the stunning view.

Charming Traditional Property in a Peaceful Creuse Hamlet.

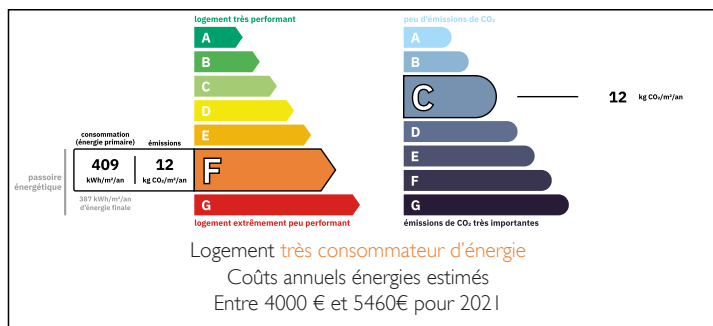
Ideal for family life with guests.

Main House: Cozy living room with fireplace and wood stove, fully equipped kitchen, bathroom, main bedroom, and a second spacious bedroom. Direct access to the garden for relaxing outdoor moments. Second Unit: Separate entrance, bright living area with open kitchen, wood stove, mezzanine with sleeping space, and bathroom.

Location: Nestled in a tranquil Creusois hamlet, 97 km from the nearest airport and 18 km from the world-renowned tapestry town of Aubusson.

A perfect retreat for those seeking authenticity, peace, and the beauty of the French countryside—as a family home or holiday getaway.

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

Charming Traditional Property in a Peaceful Creuse Hamlet

This property offers charm, character, and absolute tranquillity. The house is divided into two independent living units, making it ideal for family living and hosting guests.

Main House:

The first unit features, on the ground floor:

A warm and welcoming living room with a cosy wood-burning stove and an authentic fireplace

A fully equipped kitchen

A bathroom with bathtub, shower, and toilet

Direct access to the garden through patio doors—perfect for enjoying outdoor meals and watching the sunset

Upstairs you will find:

A main bedroom

A spacious second bedroom currently arranged to accommodate three people

Second Living Unit:

Located next to the main house, this unit has a separate entrance and a lovely large window overlooking the private garden. It includes:

A generous living space with open kitchen

Another stunning stone fireplace with a wood stove

A bright mezzanine level offering space for a double bed and an area suitable for a child's bed

A bathroom with toilet on the same level

The house has multiple heating sources - two wood burners, a pellet stove, and electric radiators (if required as a supplement). There is individual drainage.

Location & Surroundings :

Set in a small, charming, and typically Creusois hamlet, the property benefits from an exceptional sense of peace and privacy.

Yet it remains conveniently located for local commerce - 5km.

LOCAL TAXES

Taxe foncière: **774 EUR**

NOTES