LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44067LEL23 Price: 299 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (279 440 EUR without fees)

A beautiful barn conversion with established gardens in a private corner of a medieval market town.







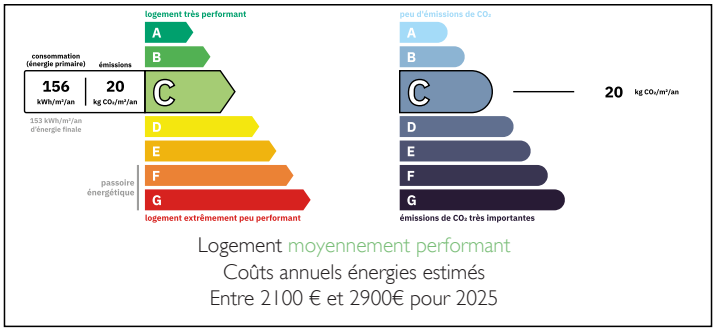








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2100 € et 2900€ pour 2025

INFORMATION

Town:	La Souterraine
Department:	Creuse
Bed:	3
Bath:	3
Floor:	202 m2
Plot Size:	1872 m2

IN BRIEF

Tucked away in a private corner of a lively market town, this beautifully converted barn enjoys a peaceful setting while being within easy walking distance of all amenities, including the weekly market around the historic church, boutiques, cafés, restaurants, supermarkets, schools and a train station offering direct daily services to Paris.

Completed to a high standard, the property offers private off-road parking behind double gates, a mature garden to one side and a sunny terrace to the other, creating inviting outdoor living spaces.

The home combines modern comfort with original character, featuring underfloor heating, double glazing, full insulation and mains drainage. The striking first-floor A-frame roof structure enhances the sense of space, while the open-plan ground floor and floor-to-ceiling doors at both ends fill the interior with natural light.

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:	**2663 EUR**

NOTES

DESCRIPTION

Charming Barn Conversion in a Vibrant Market Town

This beautifully renovated barn is tucked away in a quiet corner yet just a short walk from all the town's amenities. Enjoy the weekly market around the historic church, boutiques, cafés, restaurants, supermarkets, schools, and the train station with direct daily services to Paris.

Ground Floor (underfloor heating)
Open-plan living with living room, kitchen, and dining area — around 75 m² — bright and versatile, with direct access to both front and rear terraces, courtyard, and garden. Includes a hallway, walk-in shower bathroom, and utility/laundry room that could also serve as a workshop or storage.

First Floor
Spacious open area of around 90 m², featuring a bathroom, dressing area, and a wood-burning stove. Can be configured as three bedrooms plus a lounge.Beautifully high ceilings show casing the impressive A frame structure of the roof
Mezzanine
A staircase leads up to the mezzanine space, used as a guest bedroom but would work equally well as an office.

Outside
Private driveway and parking for four cars with an electric gate and car charging point. Large, fully fenced garden with automatic lighting, stone terrace, and an 18 m² insulated wooden cabin with bathroom and terrace — an ideal home office or guests.
At the rear, a two-story stone building with large windows, currently used as an artist's studio, fully electrified with a wood-burning stove, plus a courtyard and terrace.

Combining modern comfort with original charm, this home is flooded with light and offers a rare