LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44103LEL23 Price: 99 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 000 EUR without fees)

Four bedroom house in the heart of the village, with beautiful gardens, outbuildings, well maintained property















INFORMATION

Town:	Le Grand-Bourg
Department:	Creuse
Bed:	4
Bath:	1
Floor:	100 m2
Plot Size:	582 m2

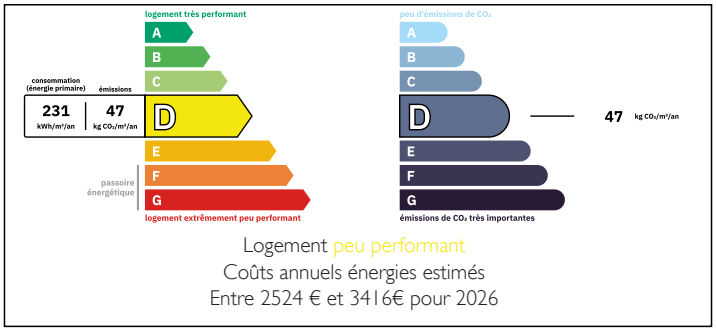
IN BRIEF

The property is located in a friendly and well-served village with a strong sense of community and a full calendar of local events throughout the year.

Local amenities are within easy walking distance and include a pharmacy, medical centre, bakery, butcher, post office, as well as several bar-restaurants and a primary school.

Just a short drive away lies a larger historic village offering further facilities, including a supermarket, additional bars, an impressive abbey, and a secondary school, providing excellent everyday convenience while retaining a peaceful rural setting.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2524 € et 3416€ pour 2026

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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NOTES

DESCRIPTION

The property is situated on a village road and benefits from private parking within a garage fitted with electric doors and shutters.

The accommodation comprises:

An entrance hallway with built-in storage for coats and shoes leads directly into a bright open-plan living space, consisting of a salon (22 m²) with wood-burning stove and a well-equipped dining kitchen (10 m²). The double-aspect windows on the ground floor allow for excellent natural light throughout.

Also on the ground floor are a family bathroom (5 m²) and a separate WC.

A connecting door provides access to the large garage (35 m²), which incorporates a laundry area and houses the oil-fired central heating system. From here, you enter a workshop currently used as an artist's studio (23 m²), a particularly bright and sunny room overlooking the rear courtyard, with direct access outside.

The first floor offers four bedrooms (10.46 m², 13 m², 13.50 m² and 9.80 m²), one currently arranged as an office. One bedroom also provides access to the spacious attic (36 m²), offering excellent potential for additional living accommodation, subject to requirements.

To the rear of the property is an attractive courtyard with a covered seating area, leading to a charming and well-established cottage garden filled with a variety of flowering plants and shrubs. A well is located at the bottom of the garden.

An historic outbuilding, formerly a stable, provides generous storage across two floors (approximately 60 m²). Two cellars beneath the rear of the house complete the property.