

Lovely 3 bedroom detached property



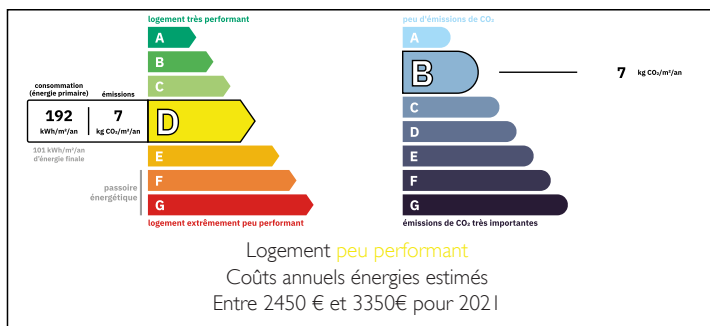
INFORMATION

Town:	Saint-Priest-la-Plaine
Department:	Creuse
Bed:	3
Bath:	3
Floor:	136 m2
Plot Size:	2171 m2

IN BRIEF

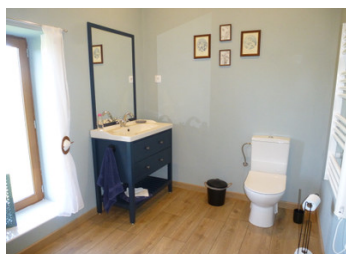
Lovely property, ready to move in to.

ENERGY - DPE



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.



DESCRIPTION

The ground floor comprises an impressive entrance hall with staircase to the first floor and a dedicated office. A spacious and light-filled lounge with rear-facing windows flows seamlessly into a large fitted kitchen with dining area, creating an ideal space for both everyday living and entertaining.

The first floor features a mezzanine landing leading to three well-proportioned bedrooms, including a substantial principal bedroom with its own ensuite shower room and WC, as well as a modern family bathroom.

Externally, the property benefits from two additional barns, one incorporating a utility area, and gardens extending to three sides. To the rear, the property enjoys open views across surrounding countryside. A recently installed in-ground swimming pool (8m x 4m) further enhances the outdoor space.

The property has been renovated using high-quality materials and workmanship throughout, with double glazing, electric radiators on the first floor, and electric underfloor heating on the ground floor.

Situated within a small hamlet, set back from a quiet lane with no passing traffic. Conveniently located within easy reach of La Souterraine (17.5 km) with its range of supermarkets and high-speed rail links to Paris, Dun-le-Palestel (17 km) for local amenities, Guéret (26 km) offering extensive facilities including a hospital, and Limoges (69 km) with its international airport.

An attractive property combining character, comfort, and a desirable rural setting.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES