

Character stone property with spacious living area, land and outbuildings.



INFORMATION

Town:	Saint-Marc-à-Loubaud
Department:	Creuse
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	3728 m2

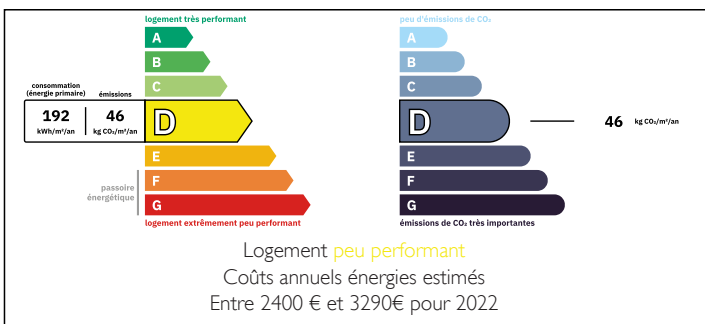


IN BRIEF

Nestled in a peaceful rural setting, this charming stone-built home combines traditional character with comfortable family living. Featuring exposed beams, stone walls and generous accommodation throughout, the property is ideal as a permanent residence, holiday home or countryside retreat.

Situated on a quiet no-through road, the property enjoys a peaceful setting with very little passing traffic, making it ideal for those seeking tranquillity and countryside living. The house is located just 5 minutes from Lac de Lavaud Gelade and 15 minutes from Lac de Vassivière - one of the region's most beautiful leisure lakes, offering swimming, walking, cycling, fishing and water sports, as well as lakeside restaurants and beaches during the summer months.

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

GROUND FLOOR: - spacious living area - the heart of the home is the impressive, light-filled open-plan living and dining area with fitted kitchen, creating a warm and welcoming space for entertaining family and friends. A wood-burning stove provides a cosy focal point, complemented by gas central heating for year-round comfort.

BASEMENT: a major advantage of this property is the large garage and sous-sol, offering exceptional storage, workshop potential and utility space. This area includes a laundry room, hot water tank and ample room for hobbies, equipment or additional storage.

FIRST FLOOR: a large open landing, 3 bedrooms, an office or small 4th bedroom, WC

OUTSIDE: there is a garden to the rear of the house, providing space to relax and enjoy the countryside. Directly opposite the property is an additional parcel of land, ideal for outdoor dining, or simply enjoying the view. Two further nearby plots include a wood store and additional outdoor space, which would be perfect for a vegetable garden.

NOTES

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