

Modernised, stone, hamlet property, large garden, 3+ bedrooms, open plan kitchen/diner. Conforming septic tank



INFORMATION

Town:	Toulx-Sainte-Croix
Department:	Creuse
Bed:	3
Bath:	2
Floor:	238 m2
Plot Size:	1764 m2

IN BRIEF

Located in a quiet hamlet, in the heart of the countryside, this stone, rural property has been modernised with flair.

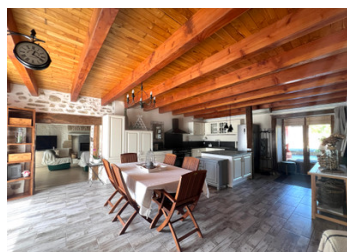
Only 11 kms from the historic town of Gouzon or 13 minutes in a car, with a supermarket and shops, medical centre and bar/restaurant and dual carriage way to the larger towns of Guéret and Montluçon, this beautifully presented property is ideally located to offer nature on its doorstep, where lakes are abundant in the region and is an ideal base to explore the countryside and enjoy the calm and tranquillity the area can offer.

For the amateurs of Golf, the nearest golf course is 15 mins away (12kms)

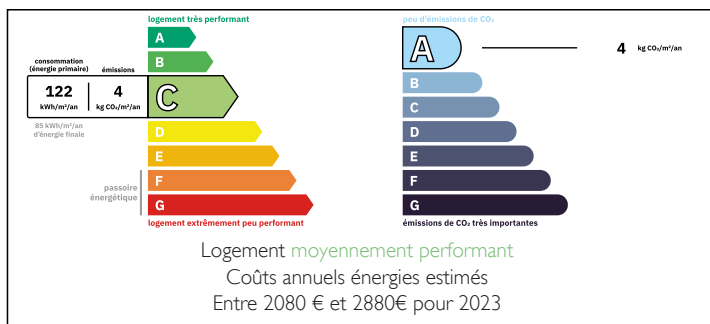
International airport Limoges is 124 kms (90 mins)

Town of Guéret - 32 kms (30 mins)

Montluçon - 44 kms (40 mins)



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

A secluded, mediterranean themed courtyard greets you upon arrival, and opens via large bay windows and doors into the extensive, open-plan kitchen diner.

The kitchen area has great storage and large work surfaces, accompanied by the central island and a large twin-oven stove.

The lounge is comfortable and cozy due to the impressive wood burner, but large enough for all the family. It has exposed beams, and exposed stone walls.

To the rear, a day room with laundry area.

The ground floor also offers a downstairs double bedroom and a shower room and WC.

To one side of the house, the attic space has been renovated, but left open as a social area and bedroom. To the other side of the house, two large double bedrooms and a bathroom/dressing room.

To the rear of the property, lots of storage areas with a permanent, wood and tile hangar. A large garden with room for a veggie plot.

The septic tank is conforming and a valued bonus to this sympathetic but tasteful property which will not fail to please. A property with rustic charme yet modernised for contemporary living.

Please ask the agent for further photos and information.

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

NOTES