

Elegant country house with extensive grounds in an idyllic setting

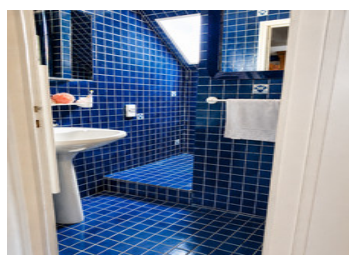
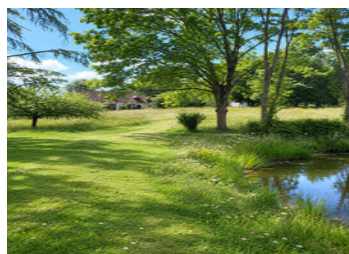


INFORMATION

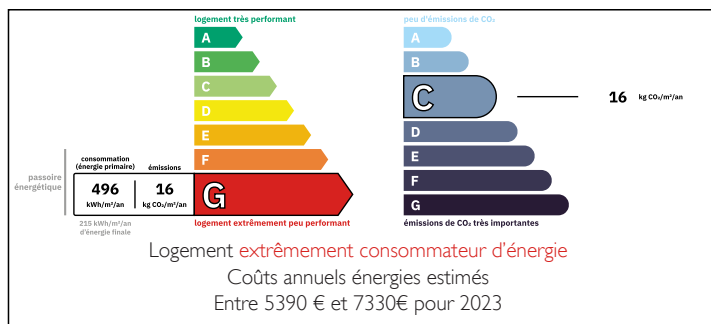
Town:	La Celle-Dunoise
Department:	Creuse
Bed:	4
Bath:	2
Floor:	146 m2
Plot Size:	14345 m2

IN BRIEF

Nestled in a peaceful and idyllic countryside setting, this elegant character stone country house sits on 1.42 hectares of beautifully maintained grounds, complete with a private natural swimming pond, mature orchard and landscaped gardens. Combining authentic charm with generous living space, the property offers a spacious living room with a fireplace, four comfortable bedrooms and a versatile mezzanine ideal as a home office or library. A garage and numerous outbuildings provide excellent practicality and further potential. Enjoy beautiful open views across the surrounding countryside in this exceptional rural retreat, ideal as a permanent family home, holiday residence or lifestyle property.



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.



LOCAL TAXES

Taxe foncière: 1019 EUR

NOTES

DESCRIPTION

In a peaceful hamlet just five minutes from the picturesque village of La Celle-Dunoise, this elegant character stone country house enjoys an idyllic setting in the heart of the Creuse countryside. Set within approximately 1.42 hectares of beautifully landscaped grounds, the property features a private natural swimming pond, a mature orchard, established gardens and uninterrupted views across the surrounding countryside.

The house perfectly combines authentic character with generous living spaces. On the ground floor, a spacious and welcoming living and dining room with a fireplace creates a warm and inviting atmosphere, ideal for relaxing or entertaining family and friends. A versatile mezzanine provides the perfect space for a home office, library or reading area. Upstairs, four comfortable bedrooms make the property equally suited as a permanent family home or a charming holiday retreat.

Outside, the beautifully established grounds invite you to enjoy nature in complete peace and privacy. The private natural swimming pond offers a unique place to cool off during the summer months, while the mature orchard and landscaped gardens further enhance the charm of this exceptional property. A garage and numerous outbuildings provide excellent storage, workshop space and exciting potential for future projects, subject to the necessary permissions.

Despite its peaceful rural location, the property is just 2.5 km from the centre of La Celle-Dunoise, where you will find a local grocery shop, a bakery depot and the well-known riverside Auberge des Pêcheurs restaurant. Additional shops, supermarkets and everyday amenities are available in Dun-le-Paestel, approximately...