

Charming Three-Bedroom Country House, Garage, Stone Workshop and garden with countryside views



INFORMATION

Town:	Arrènes
Department:	Creuse
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	660 m2

IN BRIEF

A charming and versatile property offering a number of possibilities — whether as a permanent family home, a peaceful holiday retreat, or with potential for a gîte or holiday rental.

Situated in a quiet rural hamlet with other residents living permanently nearby, the property enjoys a lovely countryside setting in the heart of the Limousin. The garden benefits from attractive views stretching up the hillside, creating a pleasant and private outdoor environment.

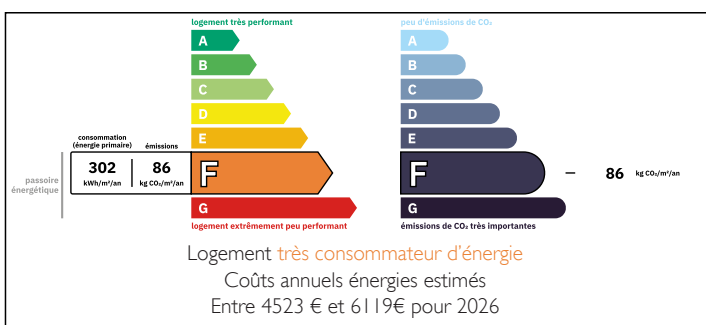
The location is particularly convenient, combining the tranquillity of the countryside with easy access to local amenities. A nearby village, just a short drive away, offers a good range of everyday facilities, and also benefits from a train station, providing useful transport links.

The property is habitable and benefits from oil-fired

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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.

ENERGY - DPE





DESCRIPTION

A lovely, well-maintained country house that is clean, comfortable and ready to move into, situated in a peaceful little hamlet surrounded by countryside. Despite its tranquil setting, the property is conveniently located close to a village with a railway station offering connections to Limoges and Paris.

The nearby village also provides a good range of everyday amenities, including a medical centre with doctors, physiotherapists, nurses and chiropodists/podiatrists, as well as local shops and services including a bakery, hardware shop, garage, bar/tabac and pharmacy.

The house opens onto a small, enclosed terrace and is arranged over two floors.

Ground floor:

The entrance leads into a fitted, separate kitchen, with an adjoining dining room featuring a charming small open fireplace. The living room is located to the rear of the house and enjoys views towards the garden.

There is also a shower room, separate WC and a small utility/storage room. A cellar is located beneath the house.

The ground floor is arranged in such a way that it could be suitable for a person with reduced mobility, offering the possibility of living primarily on one level.

First floor:

Upstairs, there are three attractive and light-filled bedrooms, together with a small family bathroom.

Outside:

The property benefits from a garden divided into two separate areas: one directly behind the house and another garden area located behind the workshop.

There is also a 30 m² garage, providing excellent space for a vehicle, storage or workshop use.

LOCAL TAXES

Taxe foncière: 600 EUR

NOTES