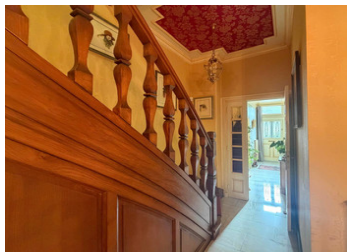


Elegant 5 bedroom character home with swimming pool and exceptional gardens



INFORMATION

Town:	Lavaveix-les-Mines
Department:	Creuse
Bed:	6
Bath:	2
Floor:	184 m2
Plot Size:	2783 m2



IN BRIEF

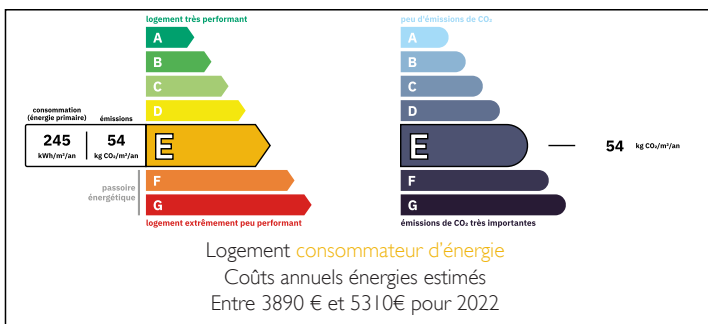
Set in a charming village only 19 minutes from the historic tapestry town of Aubusson this elegant early-20th-century property combines traditional French character with comfortable family living. Offering approximately 184m2 of living space, 5 bedrooms and additional converted attic comprising, lounge, shower room/toilet, bedroom and office. A well arranged basement comprising, larder, workshop and fabulous wine cellar, offers excellent additional space.

The attractive façade opens onto warm and inviting interiors, featuring a spacious living/dining room with a lovely open fireplace and a fully equipped kitchen. Tastefully decorated throughout, the house offers generous accommodation and versatility.

Outside the beautifully maintained gardens surround a pool with an insulated cover. An equipped summer kitchen and pool house create the perfect setting for relaxing and entertaining.

A charming and distinctive property offering

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 truly spectacular property, beautifully presented throughout and finished to an exceptionally high standard. Original character is complemented by quality craftsmanship and distinctive, one of a kind details, including the impressive hand-crafted stair handrail. The property is presented in excellent condition, with no works foreseen.

The elegant living room opens directly onto the patio and beautifully maintained gardens, creating a wonderful connection between outdoor and indoor living spaces. Two of the first floor bedrooms open directly onto the large 40m² terrace overlooking the garden and swimming pool.

The pool is equipped with an electric, thermal cover, while the pool house and its installations are of an exceptional standard, making this a superb space for year round enjoyment and entertaining.

Outside, the property benefits from a detached double garage, together with generous well-organised space in the basement including the workshop, larder and wine cellar.

A truly magnificent and distinctive home, offering character, quality, generous accommodation and outstanding outdoor living.

Comprising:

Ground Floor
Office 12m²
Bedroom 14m²
Bathroom with...

LOCAL TAXES

Taxe foncière: 2097 EUR

NOTES