LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48541LEL23 Price: 267 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (250 000 EUR without fees)

Lovely equestrian property with ancient meadow land, four bedroom renovated house. large hangar and barn







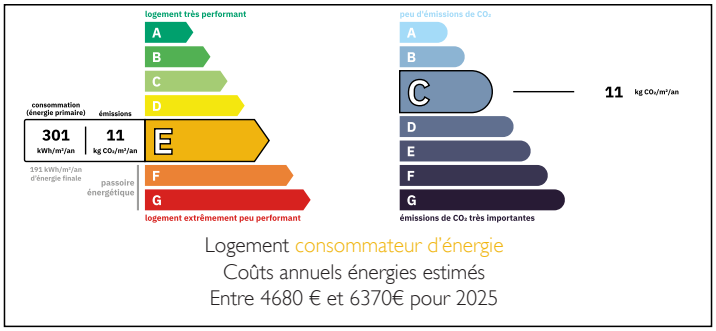








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4680 € et 6370€ pour 2025

INFORMATION

Town:	Saint-Priest-la-Feuille
Department:	Creuse
Bed:	4
Bath:	2
Floor:	199 m2
Plot Size:	27197 m2

IN BRIEF

Set in a peaceful hamlet, this equestrian property offers established meadowland for grazing. The land has never been cultivated and is naturally bordered by mature trees and shrubs.

The current owners practise natural horsemanship, allowing their horses to move freely between the paddock and a large open barn, which has direct access to the grazing area.

The barn of 375m2, is spacious enough to accommodate a tack room, hay storage and additional stables. Two horse boxes are already in place, and there is also room to store machinery for working the land.

A large vegetable plot and garden add to the property's appeal for anyone interested in permaculture or establishing a market garden alongside keeping horses or other grazing animals.

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.

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LOCAL TAXES

Taxe foncière:	**1409 EUR**

NOTES

DESCRIPTION

This attractive four-bedroom stone property has been fully renovated over the past 20 years, creating a comfortable and welcoming family home while retaining much of its original character.

The ground floor has an open-plan layout, with an easy flow between the kitchen, dining area and salon. The fitted kitchen (14 m²) includes a breakfast bar, and built-in electric appliances. The dining area (20 m²) features a beamed ceiling and an impressive granite fireplace with a wood-burning stove, before opening through to the salon (20 m²).

A ground-floor bedroom (16 m²) has double doors leading out to a terrace. There is also a spacious bathroom (6 m²) with a shower, WC and vanity unit, as well as a practical boot room and utility room (8.72 m²), with space for a washing machine and dryer and plenty of storage.

Upstairs, a large landing is currently used as an office and second sitting area. Its generous proportions offer flexibility for a variety of other uses. The main bedroom (22 m²) has its own wood-burning stove, while the two further bedrooms are also spacious, measuring 17.45 m² and 21 m².

The family bathroom (13 m²) includes a bath, separate shower, built-in sauna, WC and vanity unit.

The property is double glazed throughout. The wood-burning stove heats the ground floor, with electric radiators in the bedrooms and bathrooms. The fosse septic drainage system is conforming. The house is well presented and has been carefully maintained by the current owners.

The nearest town, La Souterraine, is...