LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48816JUM23 Price: 381 600 EUR

agency fees to be paid by the seller

A True Gem – Magnificent Authentic Stone Property, Full of Charm and Character















INFORMATION

Town:	Bétête
Department:	Creuse
Bed:	4
Bath:	5
Floor:	314 m2
Plot Size:	18691 m2

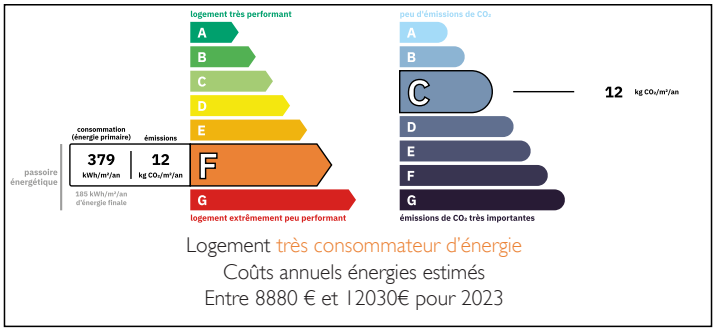
IN BRIEF

A rare gem nestled in the peaceful Creuse countryside! This magnificent 17th-century stone longère, bursting with authentic French charm and character, comprises two independent homes within one beautiful property.

Set in nearly 1.87 hectares of enchanting gardens and woodland, the property also features a characterful barn, an artist's studio and several outbuildings.

A truly delightful countryside retreat offering privacy and tranquillity, with just one nearby neighbour separated by extensive grounds. An exceptional opportunity full of charm and potential!

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 8880 € et 12030€ pour 2023

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: **1977 EUR**

NOTES

DESCRIPTION

Nestled in a beautiful green setting in the heart of the picturesque Creuse countryside, this stunning traditional French stone longère is a true gem for those who appreciate historic properties, unspoilt nature and authentic French country living.

Situated in a small hamlet within the charming rural commune of Bétête, this characterful property enjoys a wonderfully peaceful and idyllic setting, surrounded by lush green meadows, open pastures and small woodlands.

Bétête is particularly appealing for its unspoilt rural charm, gently rolling landscapes and wide-open countryside, offering an exceptional quality of life where peace, tranquillity and the simple pleasures of country living take centre stage.

An Authentic Property with Timeless Charm

This magnificent traditional French stone longère has retained the charm and character of a historic French country home.

Its authentic architecture, beautiful stonework and traditional fireplaces create a warm and inviting atmosphere, rich in character and history.

One of the property's most remarkable features is its unique layout: two independent homes within one beautiful stone longère, separated by a characterful barn.

This particularly versatile arrangement offers a wealth of possibilities, whether as a spacious family residence, a multigenerational home, accommodation for visiting family and friends, or a potential bed-and-breakfast or holiday rental project, subject to the necessary permissions.

Both houses are arranged over two floors, each with its own private entrance, kitchen, living room and fireplace.