

Traditional stone 2+bdr property in sought-after lake area in the Creuse, with potential to extend



INFORMATION

Town:	Saint-Marc-à-Loubaud
Department:	Creuse
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	4916 m2

IN BRIEF

This traditional stone property is situated in a quiet hamlet, and a walk through the forest away from a beautiful lake and a small village with active community life. In Vallière and Royère de Vassivière, both a short car drive, you will find most amenities including grocery stores, butchers, bakers, cafes, restaurants, post offices, gas stations and a primary school. There is also a baker's van which does the round twice a week past the house, for fresh baguettes and croissants.



ENERGY - DPE

DPE not required.

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: 278 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house, from around 1900, is in a little friendly hamlet with an enclosed front garden/courtyard. It is semi-detached but does not feel so because it is set back from the neighbour and there is a dividing wall and fence.

Outside: double gates access a short driveway to the house. The garden area at the front door is flat, ideal for a table and chairs, and it looks onto a well and small lily pond. To the side is a parking shelter/woodstore, and three small outbuildings in need of renovation. Ideal maybe for hens or storage.

Main House: The front door opens into a living/dining area with open fireplace and useful corner sink by the door. The floor is tiled. To the left is a second sitting area with a handmade wooden staircase leading upstairs, wooden floor, and a stone wall with feature alcoves. There is access to a cellar from this room.

To the right of the main living/dining area is a newly-modelled shower room, nice to have somewhere to get clean when renovating. Finally on the ground floor there's a kitchen area awaiting renovation. There is a second staircase to the right of the house.

Upstairs there are two bedrooms (4.8mx3.6m approx and 4.5mx3.7m approx), 2 wide landing areas and a WC.

Adjoining building: Next door is a workshop with glass and wood doors, and beside that a tiled craft/display room with...