LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A27818JET23 Price: 172 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (160 000 EUR without fees)

Large stone property with outbuildings and pool in peaceful hamlet

EXCLUSIVE

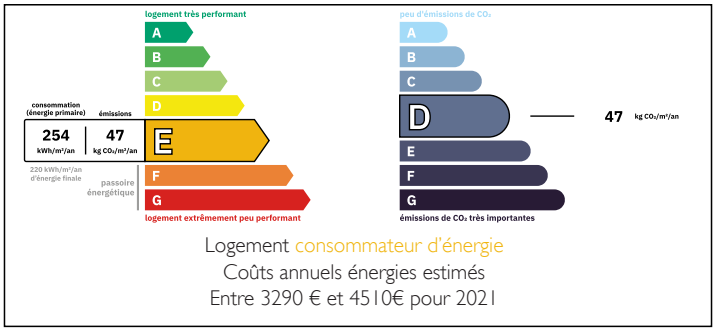
INFORMATION

Town:	Saint-Hilaire-la-Plaine
Department:	Creuse
Bed:	5
Bath:	1
Floor:	207 m2
Plot Size:	11868 m2

IN BRIEF

Located on a quiet no-through lane in a small Creusois hamlet, this traditional stone house is less than 10 minutes from the pretty and well-serviced town of Ahun. It is also within easy reach of the main town in the area, Guéret. Limoges airport is just over an hour's drive, and there is Montluçon in the other direction.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3290 € et 4510€ pour 2021

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:	**1324 EUR**
Taxe habitation:	**EUR**

NOTES

DESCRIPTION

Set in a walled and gated garden, this is a large family home with a swimming pool and lots of outbuildings. A small annex could be converted to a studio or visitor snug, subject to the usual permissions. The large main barn houses a boiler room and workshop and is attached to the house. It can be accessed both internally from the house or from the garden.

A square entrance hall leads to the library/lounge, the dining/sitting room and the attached outbuilding. A double-sided wood-burning insert serves both reception rooms. There is a full length window and wooden staircase in the lounge leading to the upstairs at the left-hand side of the house. The large second reception room is bright and sunny with windows to the front and back. Off this room is the kitchen with fitted units and patio doors to the terrace. There is a WC and utility area which leads to a second staircase at the right-hand side of the house.

On the first floor there are 5 bedrooms, currently used as a mix of bedrooms, guest room, craft room and study. There is space in one section of corridor for a desk and bookcases.

Outside there is a separate, open garage/outbuilding (big enough to store and manoeuvre a horse box or campervan, and which the current owners also used to store hay for their horses), a swimming pool, and a large open...