

Beautiful stone cottage with tasteful attached barn conversion in secluded Creusois hamlet



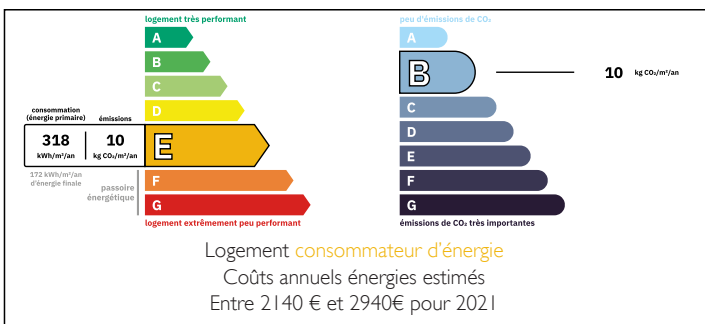
INFORMATION

Town:	Vallière
Department:	Creuse
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	250 m2

IN BRIEF

This beautiful property is located in a tiny hamlet, a short drive from Vallière. Vallière has amenities including a bakery with little cafe, a butcher, grocery store, post office, pharmacy etc. There is a popular bar restaurant, lots of village clubs and activities, a church and primary school....most everything you need. The airport at Limoges is around 90 minutes, and it's a little less for La Souterraine where you can get a train to Paris in under 3 hours. This part of the Creuse in particular boasts clear night skies, the nature reserve of the Plateau de Millevaches, and plenty outdoor activities such as cycling, walking, horse riding, and water sports in the nearby lakes.

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 really lovely home, beautifully renovated in a remote hamlet in the south of the Creuse. If peace, quiet and privacy is what you want this is the perfect location for you.

Out the front there is a sunny, enclosed terrace, perfect for a morning coffee and croissant. The "cottage" side of the property is open plan on the ground floor. A kitchen area enclosed by fitted floor units leads to a sitting area by the woodburner, and at the back there is space for a table beside full-length windows. The cellar can be accessed via a hatch under the stairs.

Up a few steps there is the internal door to the barn conversion which is now, on the ground floor, a small (bed)room, a dining area, a workshop, and a storeroom. A wooden spiral staircase goes up to a mezzanine and walkway to the first floor of the cottage. The mezzanine has a wood burner, large velux windows, lots of glass panelling, and exposed stone. This space is currently used as a second sitting area and an occasional guest room.

The first floor of the cottage has a wide landing with a reading area by the window, a shower room, and a bedroom looking out to the front.

On the second floor, renovated loft space has a further bedroom with en-suite bathroom. There is lots of storage space in the eaves.

The rear garden is accessed...

LOCAL TAXES

Taxe foncière:	770 EUR
Taxe habitation:	EUR

NOTES