

Particularly spacious stone 2/3 brm property with 2 reception rooms in pretty, rural hamlet. Great workshop.



INFORMATION

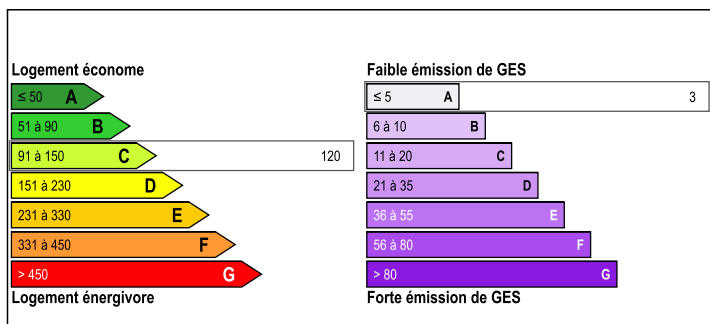
Town:	Saint-Pierre-Bellevue
Department:	Creuse
Bed:	2
Bath:	2
Floor:	191 m2
Plot Size:	1355 m2

IN BRIEF

This traditional stone property is set in a pretty hamlet, close to Lac de Vassiviere. Royere de Vassiviere and Vallière are the nearest small towns with amenities. It is surrounded by rolling hills and forest, ideal for nature lovers, people who enjoy outdoor activities, or those who just like peace and quiet.



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

Through double gates, you reach the courtyard and split level garden in front of the house. In this area there is also a much-used workshop with water and electric, and a covered garage with storage above. There's a vegetable area, two peach trees, and polytunnel. Across the very quiet country road there is another flat parking area and a grassy field, big enough for a few sheep, goats or donkeys maybe.

Much of the ground and first floor of the house is spacious and open plan. The kitchen (21m²) is up a couple of steps from the lounge/diner (41m²) with stylish and efficient wood burner. The kitchen has a beautiful feature granite carved fireplace. There is also a ground floor bathroom, separate toilet and a second craft room/bedroom/office room (28m²).

On the first floor to the right there is a bright corridor with patio doors looking over the fields, leading to a large bedroom and shower room. To the left there is a second reception room (36m²) currently used as a lounge/guest room with wood burner. This leads to another bedroom with sitting area (21m²) and access to the loft. There are multiple ways the rooms on this floor could be used - it's a big space.

The house is DPE energy rated C, there is double glazing and the heating, principally the wood burners is supplemented with electric heaters.

You are 29Km from Aubusson, 30 Km...

LOCAL TAXES

Taxe foncière: 939 EUR

Taxe habitation: EUR

NOTES