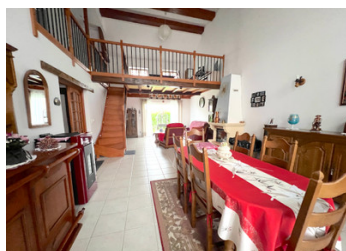
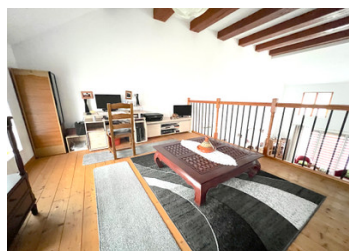


Beautifully presented, in excellent condition, large stone farmhouse with an acre of land in peaceful setting



INFORMATION

Town:	La Cellette
Department:	Creuse
Bed:	2
Bath:	1
Floor:	155 m2
Plot Size:	4262 m2



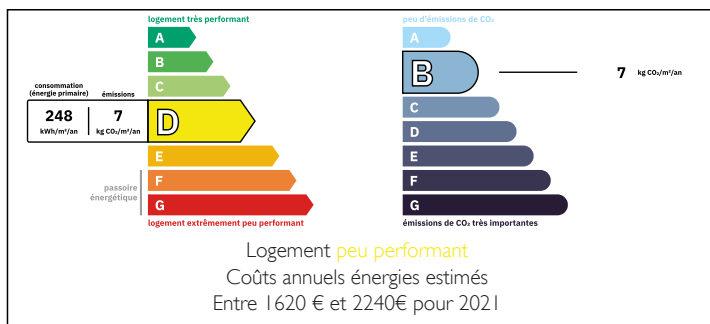
IN BRIEF

This beautifully presented property is located in a very pretty hamlet, close to the village of La Cellette and the very vibrant village of Genouillac which lies above the river La Petite Creuse, with fly-fishing and country walks.

Genouillac offers bakers, butchers, convenience store, hairdressers, medical centre with an English-speaking doctor, a chemist, small garden centre, crèche and junior school.

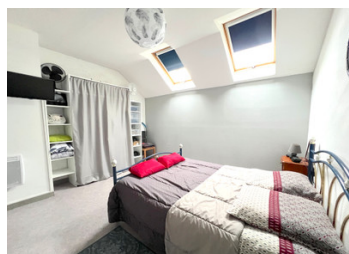
Close to the area of the 3 lakes with water sports, fresh water swimming, children's area, bars and restaurants, picnic spots and fishing, it is only a 20 mins drive to the larger towns of Guéret and La Châtre.

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.



LOCAL TAXES

Taxe foncière: 682 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Along a quiet country lane, passing 3 other houses along the way, this stunning property is the last before open fields and countryside beyond.

In front of the house, there is a gravel courtyard, with lots of room for parking, although there is a large hangar to one side of the house with enough room for a workshop and to park numerous vehicles.

The main door leads into the large, above average, approx 32m2, fitted, country style kitchen with all normal amenities, including a gas range cooker, and a modern pellet burner. Original exposed stone walls, and oak beams giving it a cosy feel. To the rear, a laundry room, and a modern shower room and WC.

The open plan lounge/dining room, is approx 50 ms and has windows to both ends, the dining area looks out to the front of the house, the lounge area looks out onto the garden to the rear.

On the first floor, the large mezzanine is used as a day room and office area, and off the landing, two very good sized, double bedrooms.

The gardens to the sides and rear are mostly lawned, with mature trees, fruit trees and shrubs, along with a summer house. The land further to the rear is flat and grassed, large enough for small animals or for dogs and children to run about.

A very pleasing property with no further work to do other than your own design touches.

The agent has further information and photos available.

Information about risks...