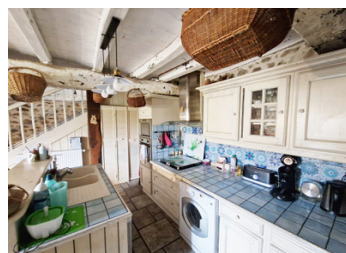


Cosy, stone cottage with countryside views in a peaceful hamlet near the market town of Felletin



INFORMATION

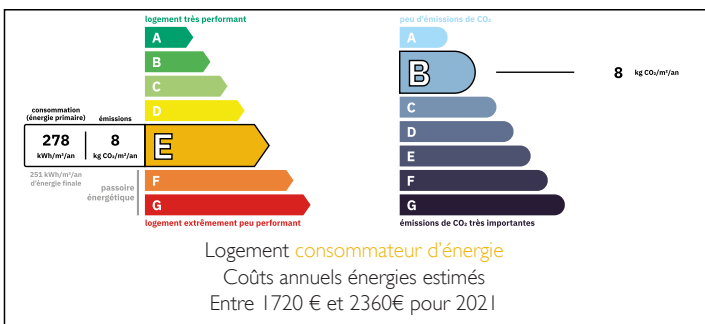
Town:	Croze
Department:	Creuse
Bed:	3
Bath:	3
Floor:	130 m2
Plot Size:	4709 m2



IN BRIEF

This pretty, stone cottage is situated in a peaceful hamlet between Felletin and Croze. In an elevated position, there are stunning views across open countryside. The vendor has improved many things in the house over the years, it is fully double-glazed, the roof is insulated, in addition to all external walls. Built at the beginning of the 18th Century, it retains many original features - a large granite fireplace, exposed beams and a fully functioning bread oven! The hamlet is just 15 minutes away from Felletin with its weekly market, supermarkets, shops, schools, bars and restaurants and half an hour from the beautiful tapestry town of Aubusson with its shops, bars and restaurants, tapestry museum, theatre, cinema, schools, hospital, doctors, vets and swimming pool complex. This really is a great opportunity to buy a pretty countryside property with...

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:	705 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

.GROUND FLOOR: to the left of the entrance door, a spacious LIVING ROOM with insert wood burner with a system installed that also heats other rooms upstairs, entrance to vaulted cellar - perfect for your wine collection!

To the right of the entrance door, a large KITCHEN/DINING ROOM with original beams and large granite fireplace with woodburner. Fitted kitchen with island unit. Access to shower room with WC and also to the attached barn, which is used for wood storage.

FIRST FLOOR: small landing, to the right BEDROOM ONE - a huge room with its own bathroom consisting of balneo bath, WC, washbasin and heated towel rail, to the left of the landing, BEDROOM 2 - another large room with wooden stairs to a third bedroom.

SECOND FLOOR: BEDROOM 3 - this room is enormous! There is room for a bed and a study area but also there is a third bathroom area consisting of a shower, WC and washbasin. There are velux windows with shutters. The roof is insulated in addition to all external walls.

Attached barn with woodstore

Stone functioning bread oven

Garage with automatic door

Courtyard garden in front of the house, meadow and woodland behind the house with a woodstore. Access to a country lane at the top. All the land is enclosed.

The property is south facing.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>