

Unique Country Property with Second House and Nearly 2 Acres of Private Grounds and bags of potential.



INFORMATION

Town:	Saint-Loup
Department:	Creuse
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	7249 m2



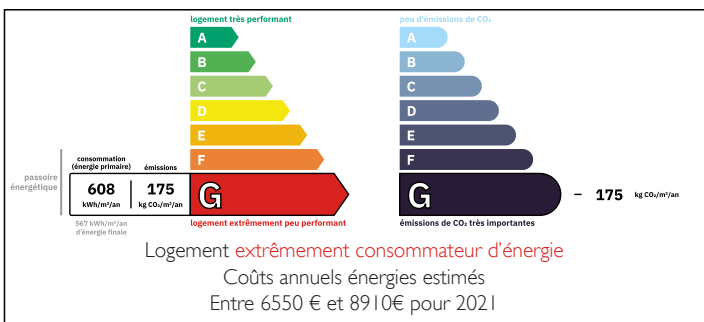
IN BRIEF

This distinctive red-brick property is located in the heart of the rural countryside, set within a peaceful hamlet of just a few other homes. Whether to create a market-garden, keep some animals, or create a mini-camping, offering privacy, character, and development potential, it's an ideal opportunity for those seeking a tranquil lifestyle surrounded by nature. This property could be for you.

The nearby village of Gouzou (10 km) provides day-to-day amenities including shops, a supermarket, and a bakery. The property is situated near the protected Landes Nature Reserve, with its large lake, walking trails, and exceptional birdlife — a paradise for nature lovers.

The City of Montluçon, at 40 kms from the property, has a fast train north to Paris and to the South, and has a beautiful historical centre and all necessary amenities for modern life. The

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

Accessed via private gates from a quiet lane, the house stands in nearly two acres of mature gardens and open land. The accommodation includes:

Entrance via a small summer house leading into a corridor through the main home

Bright lounge and dining room, both with large windows, high ceilings, and beautiful marble fireplaces

Functional kitchen

Downstairs bathroom, separate WC, and cloakroom

Three double bedrooms upstairs, each with marble fireplace

Dressing room with fitted cupboards and wardrobes

The property benefits from fuel central heating, housed in a separate outbuilding that also includes two workshop/storage areas.

A second, smaller house offers potential for conversion into a one-bedroom guest cottage or rental. Currently, one room, there is space to add a staircase and create an upper level with bedroom and bathroom.

Additional features include:

Traditional barn and workshop at the lower end of the land. The land is suitable for animals, horses, or to create a mini-camping.

A natural water source crosses the property

No close neighbours, ensuring privacy and peace

While some modernisation is required, this is a truly unique property with authentic features and significant potential.

A rare opportunity to acquire a charming countryside home with space, character, and exceptional surroundings.

LOCAL TAXES

Taxe foncière: **817 EUR**

NOTES