

A spacious 4-bedroom idyllic gem in countryside location with outbuildings and swimming pool.



INFORMATION

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| Town: | Cressat |
| Department: | Creuse |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 194 m2 |
| Plot Size: | 19378 m2 |



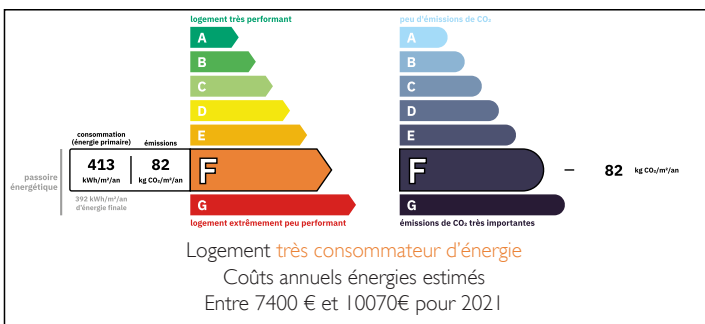
IN BRIEF

This property, entirely private and with no immediate neighbours, is a few minutes from the pretty village of Cressat. This is the link for the commune website for information about local activities, and the bar-restaurant. <https://cressat.fr/decouvrir/>

Cressat is not far from the medieval village of Moutier d'Ahun, and Ahun with local commerce.

The Creuse is a nature-lover's paradise with clear skies and quiet country lanes. A place to slow down, enjoy outdoor activities, or integrated into rural community life. Skiing at Mont Dore, lake swimming, and paths for walking or horse trekking are all within reach.

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: 1624 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Bursting with charm and authenticity, there are not many of these properties that come onto the market.

This home has been carefully renovated over the years, mindful of original features and decorated with taste. The whole property is beautifully presented, and at the same time is homely and welcoming.

You arrive in the family dining kitchen. The wood-fired range is currently decorative but the possibility is there for a buyer to bring this back to usage.

This leads to a back snug or library with a floor to ceiling bookcase. The dual aspect family lounge is large with an imposing granite fire surround and beautifully restored original flagstone floor. There is also a ground floor shower room, so there are bathroom facilities on each level of the house.

On the first floor there are two very large bedrooms and the family bathroom. There are another two large bedrooms and a bathroom on the next floor.

The L-shaped property has an attached barn. There is a utility room, boiler room and toilet taking up a small part of the ground floor, with a playroom above. The rest of this space, which has development potential with the usual permissions, is currently used for garden and other storage. There is space to park a car. To the side there is a lean-to woodstore.

Outside there is a fenced-off in-ground pool (approx 9m x 4.5m) with sun lounging area,...