

## STUNNING, PRIVATE LOCATION PROPERTY, TOTALLY MODERNISED, BEAUTIFUL GARDENS & 4 ACRES OF WOODLAN

EXCLUSIVE



## INFORMATION

Town:	Domeyrot
Department:	Creuse
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	20858 m2

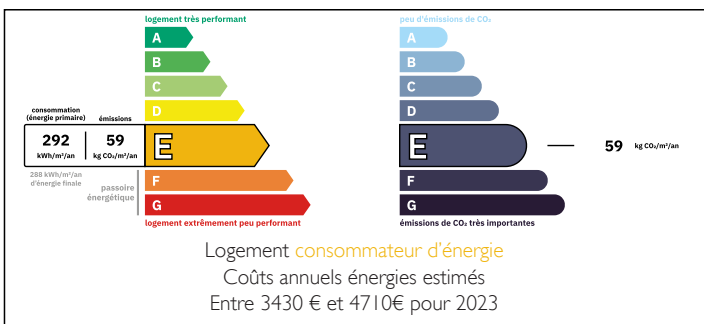
## IN BRIEF

Located in a quiet hamlet, in stunning surroundings, between the village of Châtelus Malvaleix, with its fresh-water swimming lake, beach-bar and lifeguard in summer and daily amenities, and the historic villages of Clugnat and Domeyrot.

The property is privately positioned on a small country lane and not over looked by other houses.



## 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

Extensive, beautiful gardens wrap round this modernised, ready to move into family-sized property. Lovingly maintained, and offering the charm of a stunning stone property, designed for comfortable living and family gatherings.

The spacious family room with an area for dining and a separate lounge area invites relaxation in front of the chimney with integrated wood burner, while the fitted kitchen with a pantry ensures convenience for meal preparation.

A practical downstairs bathroom and separate laundry and entry, complement the downstairs, along with an additional WC upstairs, along with three generously sized bedrooms.

It has the perfect blend of modern comfort and timeless charm. Featuring double glazing and central heating, it ensures a cozy atmosphere year-round. The stunning large chimney, beautifully crafted stone walls, and exposed beams add character and elegance, making it an ideal sanctuary for those who appreciate both style and functionality.

To one side of the house, a fantastic covered terrace, perfect for al fresco dining with picturesque garden views. An additional covered terrace ideal for entertaining friends and family is positioned in beautiful flower gardens to the rear of the house.

A delightful summer house adds to the outdoor experience, providing a serene space for meals and leisure under permanent cover.

There is a workshop in one area of the garden, along with the wood store, and next to the vegetable plot is a large metal shed. Ideal for storing garden equipment and furniture.

The 1.6 Ha of woodland is situated outside the village.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES