

Pretty country cottage in little hamlet with wrap-around establish garden, garage, wood store and well.



EXCLUSIVE

## INFORMATION

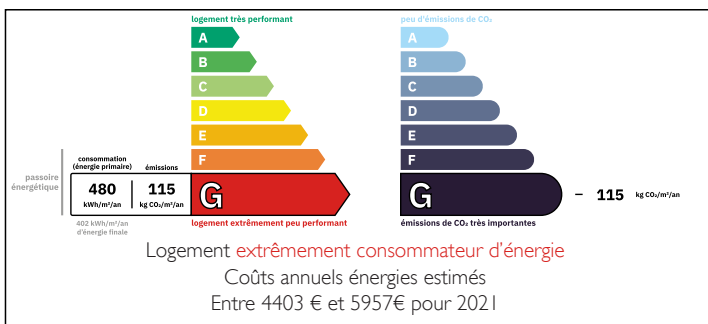
Town:	Bord-Saint-Georges
Department:	Creuse
Bed:	2
Bath:	2
Floor:	125 m2
Plot Size:	3484 m2

## IN BRIEF

This property is ideally situated if you are looking for a rural location but with easy access to larger towns in the area. Montluçon is only 20 minutes by car, and yet in the garden there are red squirrels and you might even see deer. The nearest village, Bord-St-George is a couple of km away. It has a bakery which also sells cheese and eggs etc, a primary school, an active community centre and football club, and post office. There is a lake nearby for walks and it is a popular cycling area. Here is a little bit of information about what it is like to live in this tranquil area - <https://www.creuseconfluence.com/s-installer/s-installer>

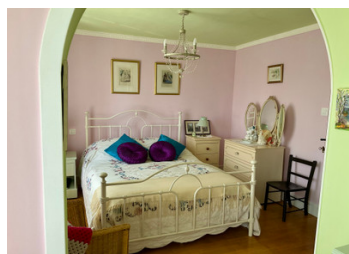


## ENERGY - DPE



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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

This pretty property, dating from around 1900, still retains its charm with traditional multi-pane cottage windows, arched doorways, cornicing and ceiling roses. A sunny veranda, perfect for a morning coffee, opens into the main sitting area through arched doors. There is an open fire, perfect for Christmas time, and a separate area through another arch where the current owner has a writing desk. This leads to the pretty wood-panelled country kitchen with painted fitted units. Off the kitchen is a downstairs shower room and toilet with access through a utility area to the back garden. At the back of the house is a large and bright second sitting/dining area, almost 33m<sup>2</sup>, with bay windows looking over the rear garden, patio doors and round feature windows.

Up the stairs there is a small landing, two bedrooms and a bathroom. The first large bedroom is 23m<sup>2</sup>, the second is around 12m<sup>2</sup> with a connecting arch to a dressing area. The loft hatch is in the second bedroom and the loft space may afford the possibility of creating another bedroom.

Outside is a little nature haven with established trees, hedging, grassy areas, and flower beds. There is a private and sheltered terrace area to the side of the house with woodstore, another small seating area to the rear, and a vegetable patch (with small garden shed and a well). The independent garage is off the tiled driveway.

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Information about...

## LOCAL TAXES

**Taxe foncière: 781 EUR**

**Taxe habitation: EUR**

## NOTES