

Fully renovated cottage in a peaceful hamlet near the pretty town of Vallière.



INFORMATION

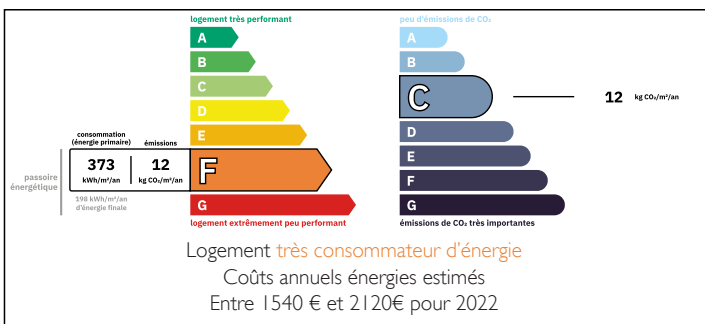
Town:	Vallière
Department:	Creuse
Bed:	2
Bath:	2
Floor:	58 m2
Plot Size:	6290 m2



IN BRIEF

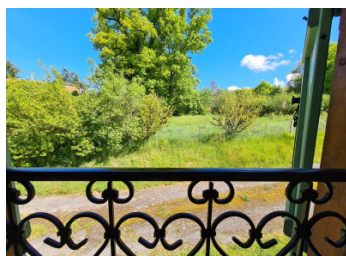
Escape to the country! This pretty cottage has been completely renovated by its current owners to create a cosy and very comfortable home. There is a small garden across the track in front of the house and a large hangar, where an extra guest bedroom has been added. Situated just 4 minutes drive from the pretty town of Valliere, a pretty village, ideally situated close to swimming lakes, the Millevaches plateau and the tapestry town of Aubusson. The village itself has a butcher, baker, post office, pharmacy, café-bar, village shop and garage, with most things you need on your doorstep. There are also active clubs in the village hall, tennis/petanque courts and cycling and horse-riding trails nearby. Vallière has a nursery and primary school.

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

GROUND FLOOR: living room/dining room (3.2m x 5.5m) with wood burner, fully fitted galley style kitchen (4.5m x 2.3m), shower room (1.4m x 1.9m), separate WC.

FIRST FLOOR: spacious landing (2.3m x 2m) with storage, which could be used as an office, bedroom 1 with built-in cupboards (3.13m x 5.3m), bedroom 2 - a lovely dual aspect room (3.9m x 2.8m), bathroom with bath 1.9m x 1.7m), WC with washbasin.

OUTSIDE: small enclosed garden opposite, large hangar where the current owners have created a third guest bedroom., another small strip of garden to the side of the hangar. Separate parcels of land elsewhere.

LOCAL TAXES

Taxe habitation: EUR

All measurements are approximate

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

NOTES