

Lovely Farmhouse with barns and Land, in a peaceful hamlet setting.

EXCLUSIVE



INFORMATION

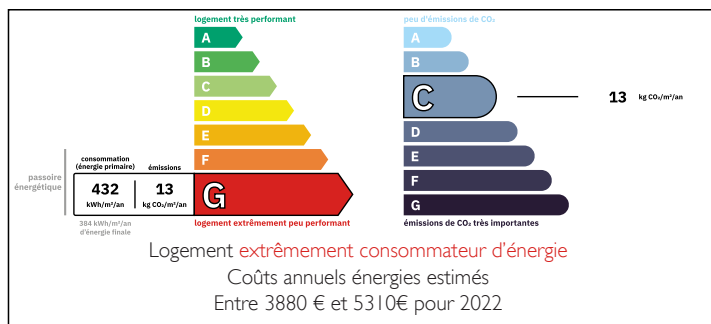
Town:	Lussat
Department:	Creuse
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	29158 m2

IN BRIEF

Nestled in a picturesque hamlet just 5 km from the village of Lussat, this charming and character-filled property offers comfort, space, and endless potential. Surrounded by acres of beautiful countryside, it boasts expansive barns and numerous outbuildings, making it ideal for a variety of projects. Whether you're dreaming of a tranquil family retreat, a gîte business, or an equestrian venture, this property presents an exceptional opportunity in an idyllic setting.



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

Set behind double gates and approached via a driveway, this spacious property, with its numerous barns and well-maintained outbuildings, offers enormous potential for a variety of uses.

The comfortable farmhouse comprises:

On the ground floor, you're welcomed into a charming entrance hallway with exposed stone walls and beamed ceilings, leading through to an open-plan kitchen, (10.51m²) and dining area, (18m²) — full of character with more stonework and wooden beams. The kitchen features floor-level cabinetry, generous work surfaces, and a wood-fuelled Rayburn cooker, which also serves as the central heating system, distributing warmth via radiators throughout the home.

Off the kitchen is a practical laundry room, (5.58m²), and a ground-floor bathroom, (5.79m²), complete with a separate bathtub and shower unit. The inviting living room (salon), (23m²), with its traditional fireplace and wood-burning stove, provides a cosy and welcoming space — perfect for relaxing evenings by the fire.

On the first floor, you'll find two spacious and comfortable double bedrooms. (35.34m², 24m²), One benefits from a finished en suite bathroom, while the second has an en suite room ready to be completed — with materials included in the sale. This bedroom also features a beautiful freestanding bathtub, adding a touch of luxury.

The second floor offers two additional bedrooms, (19m², 10m²), full of character, showcasing the exposed beams and impressive A-frame structure of the original roof — perfect for guests, children, or creative studio spaces.

Included with the property are three substantial barns, a testament to its history as the principal farm of the hamlet...

LOCAL TAXES

Taxe habitation: EUR

NOTES