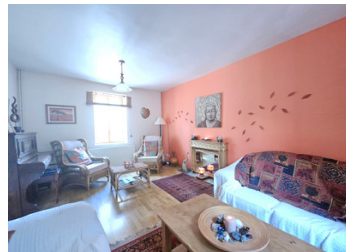


## Renovated 4-Bed Village House with Courtyard, Outbuildings & Business Potential



## INFORMATION

Town:	Lépaud
Department:	Creuse
Bed:	4
Bath:	2
Floor:	133 m <sup>2</sup>
Plot Size:	137 m <sup>2</sup>



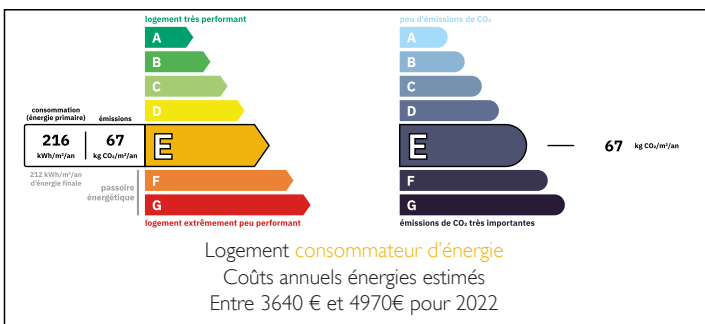
## IN BRIEF

This charming renovated village house in the heart of the Creuse offers approx. 101 m<sup>2</sup> of living space with a blend of character and modern comfort.

The ground floor includes a cosy living room, fitted kitchen, dining area with separate entrance, and utility spaces. Upstairs features 3 bedrooms, a flexible office/dressing room, a modern shower room, and separate WC. The top floor has 2 further rooms used as bedrooms. Outside is a private courtyard perfect for relaxing, plus several outbuildings ideal for storage or a workshop.

With oil-fired central heating and mains drainage, the house is ready to move into. The layout makes it ideal for a small business, some rooms currently used as a yoga and treatment area. Independent access to part of the house also suits Airbnb or chambre d'hôte use.

## 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

Located in the heart of the Creuse, this beautifully renovated village house offers around 101 m<sup>2</sup> of living space, combining character with modern comfort. The property has been completely updated, retaining its charm while providing a spacious and practical layout.

The ground floor offers an entrance hallway with staircase, a cosy living room (18m<sup>2</sup>), a fitted kitchen (11m<sup>2</sup>), and a dining area (17m<sup>2</sup>) with its own front door and separate staircase. There are also utility spaces including a WC, boiler room, and laundry. Upstairs (from the entrance hallway), you'll find two bedrooms (12m<sup>2</sup> and 13m<sup>2</sup>), a shower room with toilet, and on the upper level, two additional rooms (9m<sup>2</sup> and 10m<sup>2</sup>), currently used as bedrooms.

On the other side, accessed via the staircase from the dining area, the first floor comprises a bedroom (11m<sup>2</sup>) currently used as a yoga room, a versatile space (6m<sup>2</sup>) used as a treatment room but suitable as an office or dressing room, and a modern shower room with a separate WC.

Outside, a generous and private courtyard provides the perfect space for relaxing or entertaining. Several outbuildings offer excellent storage or workshop potential.

The property benefits from oil-fired central heating and is connected to mains drainage.

With its size, layout and location, this property also presents an interesting opportunity for a small business or home-based enterprise. The owner currently uses one of the bedrooms as a yoga room and the small room as a treatment room. Also with one end having its own access it...

## LOCAL TAXES

**Taxe foncière: 703 EUR**

## NOTES