

Stunning manor house, with lots of character. Situated in a quiet location, sits on the edge of forestry.



INFORMATION

Town:	Saint-Éloi
Department:	Creuse
Bed:	4
Bath:	3
Floor:	156 m2
Plot Size:	880 m2

IN BRIEF

Stunning historical manor house, with lots of original features including 2 towers attached to the main house. There are also 2 characterful buildings that could possibly be turned into gites with the correct permissions. This is truly a magical property, situated in a quiet little hamlet right on the edge of beautiful forestry perfect for country walks/hikes .

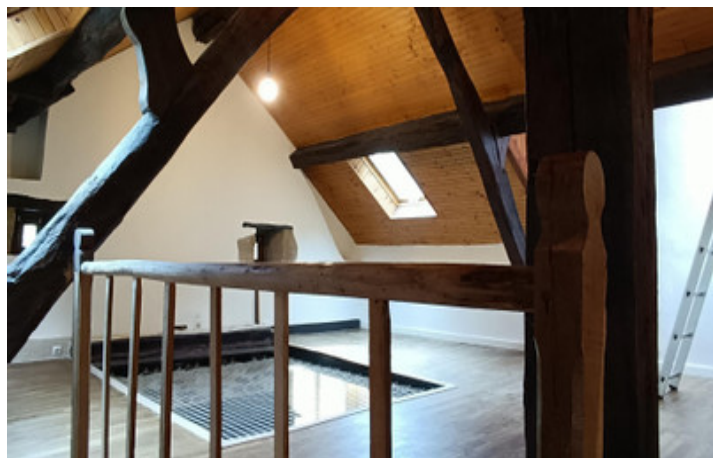


ENERGY - DPE

DPE not required.

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

This stunning WOW factor fairy-tale building with medieval inspiration may capture your heart.. You will not be disappointed with a visit.

This stunning manor house is situated in a small hamlet surrounded by forests, with no passing traffic.

Renovated. to a high standard, Comfortable... Charming... There is offered a living area of 156 m2- Kitchen/lounge with travertine tiling - 4 bedrooms- 3 bathrooms- 3 toilets-

Office- Game room / Reading room- Dressing room- Balcony / Covered terrace- Rooftop terrace- Cellar- Laundry room- Outdoor shelters/Pergola - Workshop garage 35 m2- Workshop 20 m2 Fenced land:

House + courtyard 713 m2 Garden 131 m2 Visitor parking 36 m2 Individual sanitation system compliant as of 2022

Highlights...- Linky meter filter- Automatic field switches in 2 bedrooms- Geobiological study report of the site and remediation carried out

Hiking trails right at the foot of the house...The nearest village is Sardent, with all essential amenities 5 minutes away (preschool and primary school, third place, service house, post office, medical and psychological office, digital space.

The large town of Gueret with all amenities such as a large choice of supermarkets, hospital, Drs, a Thursday market and lots more just a 15 minute drive (Approx)

Paris approx 4hrs drive

Limoges approx 1hr drive this is the nearest airport.

LOCAL TAXES

Taxe habitation: EUR

NOTES