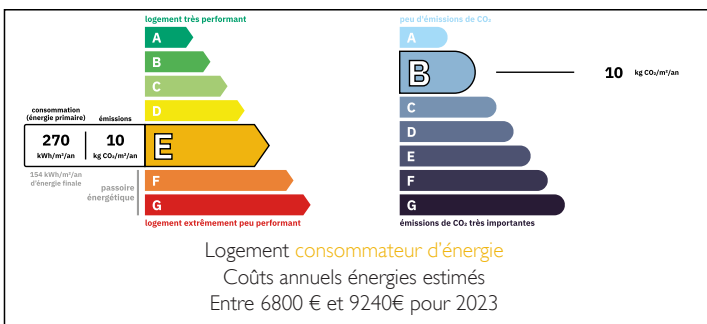


Secluded Riverside Property with Mill, House, Workshop, Spa, Pool – Peaceful and no nearby neighbours



ENERGY - DPE



INFORMATION

Town:	Budelière
Department:	Creuse
Bed:	7
Bath:	5
Floor:	356 m2
Plot Size:	20829 m2

IN BRIEF

Located 20 km south of Montluçon, just a few kilometers from the spa town of Évaux-les-Bains and close to the medieval village of Chambon-sur-Voueize (listed among the "Most Beautiful Villages of France"), this property is nestled in an exceptional natural setting, at the heart of a protected area classified as Natura 2000.

Set on 2 hectares of lush land, including 1 hectare of woodland, it borders a river for nearly 500 meters, offering a peaceful environment with no nuisances or nearby neighbors.

The property is perfectly suited for a large family. However, thanks to its layout, the house can easily be divided to accommodate guest rooms, a gîte, a yoga studio...

A broader project — such as an artist's residence — could also be developed here, as well as event

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

The property comprises three main buildings arranged around a large central courtyard.

HOUSE (315 m²)

Fully renovated, the house is spread over three levels.

On the ground floor, you will find a spacious kitchen, a living room, and a double-height dining room flooded with natural light thanks to a large picture window, as well as a master suite with a large shower room and WC. Also, another separate WC with a hand basin.

Each of these rooms has independent access to the garden and large openings, making the entire space very bright.

The first floor is divided into two separate areas.

On one side, accessible from the main living room, there are four bedrooms. One of them serves as an office with built-in bookshelves. Another, currently used as a sitting room, has its own south-facing balcony. The first bedroom at the top of the stairs has its own shower room with WC.

There is also a large shared shower room with WC on this level.

The other part of the first floor is accessed via the dining room. Overlooking it is a lounge area that leads to a second bedroom with its own bathroom featuring a whirlpool bathtub.

The second floor, located under the eaves, includes a shower room with WC, a bedroom with a walk-in closet, and a large versatile space currently used as a family living room and dormitory.

This level could easily accommodate a family as part of a guesthouse setup.

LOCAL TAXES

Taxe foncière: 2366 EUR

NOTES