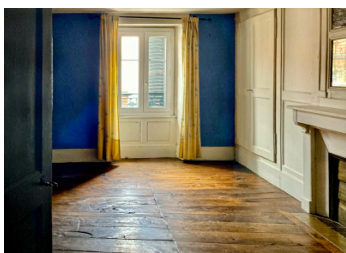
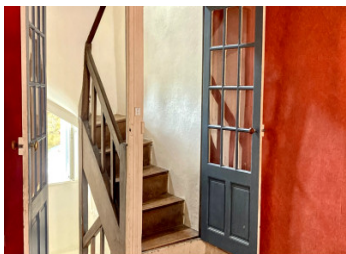


Charming Lock-up and Leave Town house in the historic centre of Bourgneuf with beautiful original features.



## INFORMATION

Town:	Bourganeuf
Department:	Creuse
Bed:	3
Bath:	1
Floor:	81 m2
Plot Size:	0 m2



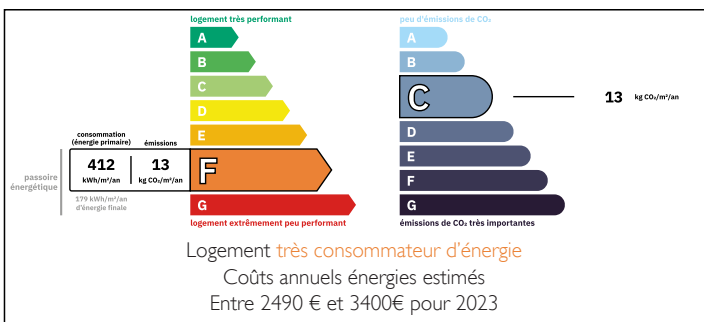
## IN BRIEF

Situated on a quiet street in the historic heart of Bourgneuf, this charming and authentic town house spans four levels and offers plenty of potential.

Bourganeuf, founded in the early 12th century by the Knights Hospitaller, is steeped in history. Its cobbled streets, listed buildings, and landmarks — including the renowned Zizim and Lastic towers and the Templar Citadel — give the town a unique and fascinating character.

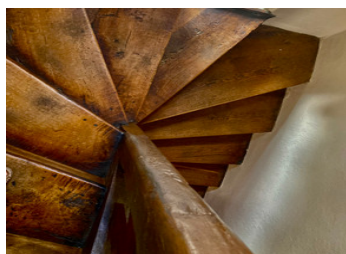
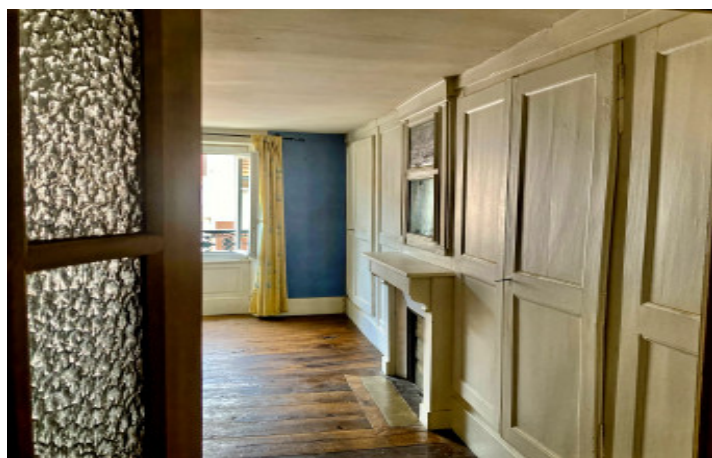
The town itself provides all essential amenities, along with a selection of bars and restaurants in its medieval centre. Everything is within walking distance — schools, shops, public transport, a cinema, and even the local hospital. And with the beautiful Creuse countryside just minutes away, this property offers a rare combination of historical charm, everyday convenience, and peaceful natural surroundings.

## 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

This authentic and quirky stone property is full of character, featuring many original elements such as well-preserved floorboards and fireplaces in each main room. The house is immediately habitable and, with a bit of modernisation, offers great potential as a starter home or a charming holiday retreat.

On the ground floor, you'll find a cosy living room with a character fireplace that could accommodate a wood burner. This space flows into a dining room, kitchen, and a separate toilet. By opening up the dining room and kitchen, you could create a much larger kitchen/diner and relocate the WC to a more private area. The property has no garden or outdoor area.

The first floor offers a large, bright room with beautiful original flooring and a fireplace. Previously used as a second lounge, this space would make a wonderful master bedroom with the addition of an en-suite bathroom.

The second floor includes another double bedroom and a bathroom, while the top floor provides a third bedroom and an attic — ideal for use as a home office or extra storage space.

The roof has been insulated, and all the windows have recently been replaced with double glazing. The house is clean and in good general condition, though the kitchen and bathroom would benefit from some updating.

This deceptively spacious, original home is full of charm and ready to move into. Within walking distance of amenities and medieval history, it's easy to maintain and would make a perfect lock-up-and-leave. This delightful...

## LOCAL TAXES

Taxe foncière: **672 EUR**

Taxe habitation: **EUR**

## NOTES