



Ref: A38882DLO23 Price: 172 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (160 000 EUR without fees)

Detached ensemble of properties, comprising house, gite, barns and land.



INFORMATION

Town: Saint-Pierre-Chérignat

Department: Creuse

Bed: 4

Bath: 3

Floor: 180 m²

Plot Size: 10218 m²













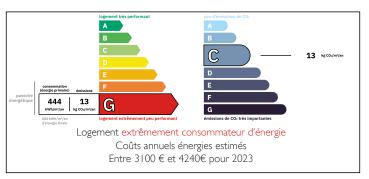


IN BRIEF

Idyllic Stone Property with Gîte - Peaceful Countryside Setting

Charming ensemble of two stone houses on 10.218m² of land at the end of a guiet country lane. The main house offers 3 bedrooms, spacious living areas, and a convertible attic. The gîte is perfect for guests or rental, with I bedroom, terrace, and private garden. Includes barns, vegetable patch, and wood store-ideal for a relaxed lifestyle in the Creuse countryside.

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.





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LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming Countryside Ensemble – Two Stone Houses, Barns & Gardens on 10.218 m² – Ideal Home with Gîte Potential

Tucked away at the end of a peaceful country lane with minimal passing traffic, this delightful ensemble of two stone houses offers approximately 175 m² of habitable space and sits on a generous plot of 10.218m². Nestled in the heart of the Creuse countryside, this property offers an exceptional lifestyle opportunity in a wonderfully tranquil setting.

Main Residence

The main house is accessed directly from the lane into a spacious and inviting lounge/dining room, complete with a wood-burning stove—perfect for cosy evenings in. From here, there is access to a charming sitting room, also with a wood burner, and a separate kitchen.

Upstairs, you'll find three well-proportioned bedrooms and a modern family shower room. A further staircase from the landing leads up to a large attic, ideal for conversion into additional living space, studio, or home office, subject to planning.

Gîte / Guest Cottage

Situated opposite the main house, the single-storey gîte is perfect as a holiday rental, guest accommodation, or a private annexe for extended family.

Step into a well-presented lounge/dining room with a wood burner and continue through to a bright kitchen/dining area. The spacious double bedroom opens onto a lovely terrace overlooking the garden—ideal for morning coffee or evening relaxation.

This cottage also includes a family shower room, a boiler room, and a separate laundry/utility space.

Exterior & Outbuildings

The main house benefits from an attached plot of land to the rear,...

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