

Charming stone cottage with 4 beds, renovated & sold furnished—ideal lock-up-and-leave gîte.

EXCLUSIVE



INFORMATION

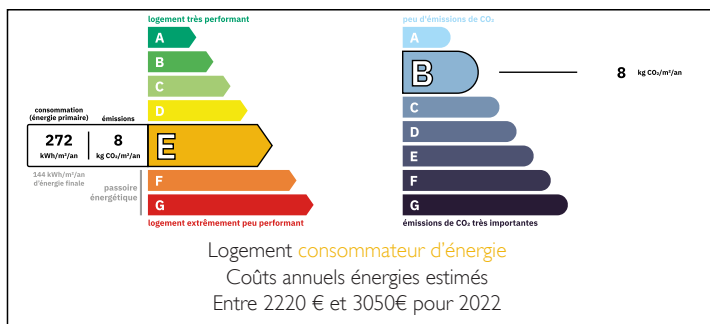
Town:	La Souterraine
Department:	Creuse
Bed:	4
Bath:	2
Floor:	118 m2
Plot Size:	179 m2

IN BRIEF

Ideally located close to a charming market town offering a full range of amenities, including cafés, restaurants, boutique shops, DIY stores, supermarkets, as well as schools and colleges. The town is also served by a train station with a direct connection to Paris in under three hours — perfect for convenient travel to and from the capital.

Nestled in a peaceful and well-maintained hamlet with friendly neighbours, this deceptively spacious terraced cottage enjoys a tranquil setting surrounded by the beautiful Limousin countryside. Whether you're seeking a relaxing holiday retreat or a comfortable full-time home, this property offers the best of both worlds.

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

Charming Renovated French Hamlet Home – Ideal as a Gîte, Holiday Retreat, or Full-Time Residence

Step directly into the spacious main living room (approx. 19.74m²), featuring original exposed beams, a cozy wood-burning stove set into a fireplace, tiled flooring, and a staircase leading to the upper floors. This welcoming space exudes character and warmth.

Continue through to the generously sized farmhouse-style kitchen (approx. 24.27m²), well-equipped with ample cupboard space, a cooker, fridge, washing machine, and a traditional dresser. A large dining table sits at the heart of the room, making it a delightful space for family meals and entertaining guests. This inviting kitchen truly is the heart of the home.

From the kitchen, step outside into the private courtyard garden, complete with mature plants and a charming area for relaxing or enjoying al fresco dining in the sunshine.

Upstairs on the first floor, you'll find a second living area or TV lounge (approx. 12.24m²) with a Juliet balcony and a spacious storage cupboard. There is also a comfortable double bedroom (approx. 14.11m²) and a modern shower room with WC.

The second floor offers two charming bedrooms nestled under the beams (approx. 9.98m² and 8.33m²), as well as a larger double bedroom (approx. 10.44m²) with a walk-in cupboard. A second shower room with WC completes this level.

Renovated over the past twenty years, the property benefits from double glazing throughout, electric radiators, and a wood-burning stove that efficiently heats the ground floor. Thoughtfully designed, the space has been maximised to create...

LOCAL TAXES

Taxe foncière: 552 EUR

Taxe habitation: EUR

NOTES