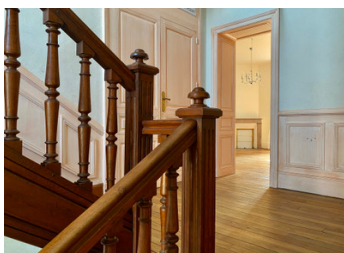


Elegant Bourgeois Home in the Heart of Bourgneuf



INFORMATION

Town:	Bourgneuf
Department:	Creuse
Bed:	9
Bath:	3
Floor:	357 m ²
Plot Size:	4096 m ²

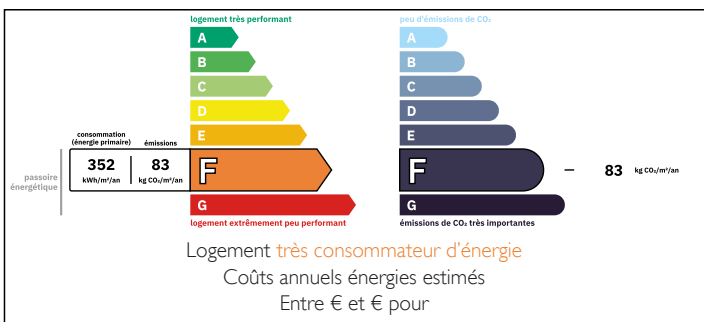
IN BRIEF

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.

Bourgneuf, 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.

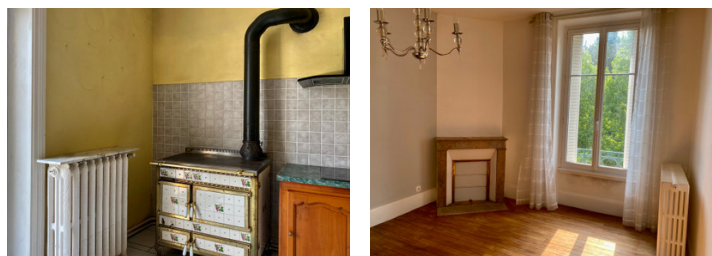
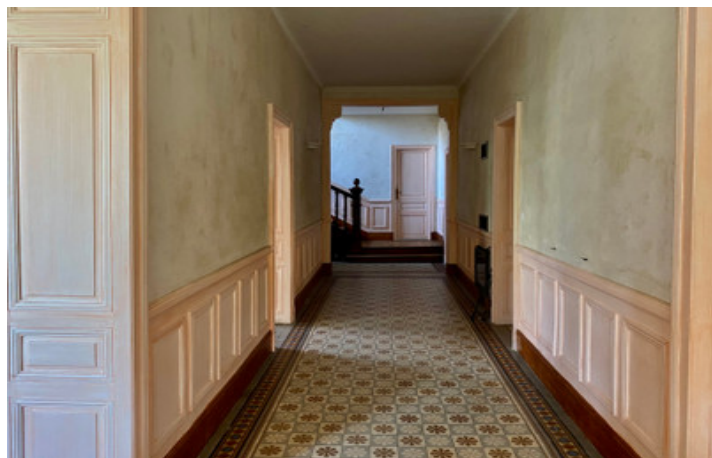
The town itself provides all essential amenities, along with a selection of bars and restaurants in its medieval centre. Everything is within walking distance — schools, shops, public transport, a cinema, and even the local hospital. And with the beautiful Creuse countryside just minutes away, this property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

ELEGANT BOURGEOIS HOME IN THE HEART OF BOURGANEUF

Located in a lush green park in the very center of Bourgneuf, this majestic bourgeois house combines charm, space, and endless possibilities.

The entrance hall welcomes you with a dedicated office space, leading to a spacious living and dining room adorned with parquet flooring, a cozy fireplace, and large windows offering a peaceful view of the garden.

The fully equipped kitchen is both spacious and practical, and the oak staircase is a true eye-catcher. On the first floor, you'll find four bright bedrooms, two of which have en-suite bathrooms, along with an additional large bathroom.

The second floor offers five more bedrooms and an attic space, ideal for hosting guests, hobbies, or extra storage.

All windows are double-glazed, and the roof is in good condition.

The garden is a true haven of peace, featuring mature trees and various fruit trees.

A large garage and multiple parking spaces complete the property.

Perfect as a family home, this property is also ideally suited for use as a bed & breakfast, a professional practice, or a combination of both.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 3121 EUR

Taxe habitation: EUR

NOTES