

A rare find, a conforming lake with a beautiful four bedroom stone property in tranquil surroundings.



## INFORMATION

|             |                           |
|-------------|---------------------------|
| Town:       | Saint-Agnant-de-Versillat |
| Department: | Creuse                    |
| Bed:        | 3                         |
| Bath:       | 2                         |
| Floor:      | 160 m <sup>2</sup>        |
| Plot Size:  | 8256 m <sup>2</sup>       |



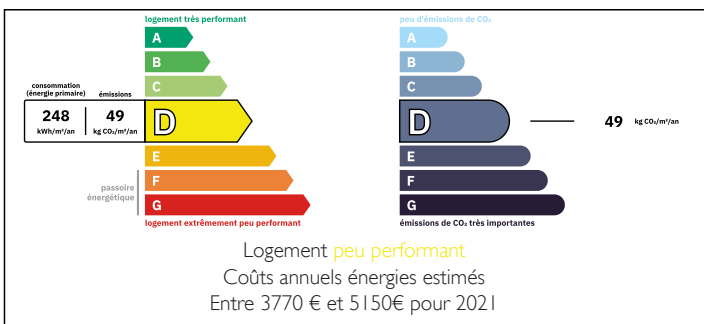
## IN BRIEF

Nestled on the edge of a charming hamlet, this property enjoys a peaceful setting along a quiet country road, while remaining close to both a village and the vibrant town of La Souterraine. The town offers a full range of amenities, including schools, a college, café-bars and restaurants, boutiques, supermarkets, and the convenience of a train station with direct links to Paris in under three hours.

The house itself has an “upside-down” design, with some bedrooms located on the ground floor and the main living space upstairs—perfectly positioned to make the most of the beautiful views and direct access to the lake.

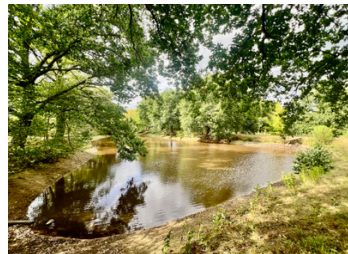
Comfortable and move-in ready, this home offers the ideal balance of tranquillity and convenience, allowing you to immediately enjoy its unique setting by your very own private lake.

## 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 stone property was rebuilt on the site of an old moulin, giving it both history and character.

A side driveway, secured by sliding gates, leads to the first garage,(22.23m<sup>2</sup>), suitable for one car. Built around 50 years ago, the house offers plenty of charm and comfort, with the added benefit of gas central heating and double-glazed windows and doors throughout.

The entrance hallway features tiled floors and a beautifully crafted spiral wooden staircase. On this level, you'll find two double bedrooms, (13.60,12.73m<sup>2</sup>), each with its own vanity unit, along with a shower room, a separate WC, and a dressing/laundry room. A corridor leads further to a workshop,(15.84m<sup>2</sup>), and a second garage,(18.86m<sup>2</sup>).

Upstairs, the first floor hosts the fitted kitchen,(7.89m<sup>2</sup>), which opens directly onto the garden and lake. The spacious dining room,(22.89m<sup>2</sup>), with its stone fireplace and wood-burning stove, flows into a generous living room,(28.68m<sup>2</sup>), with parquet flooring, a beamed ceiling, and French doors leading once again out to the lake. Also on this floor is the third double bedroom, (13.13m<sup>2</sup>),along with a bathroom ,(12.72m<sup>2</sup>), and a separate WC.

Throughout, the property has a warm and welcoming atmosphere, enhanced by its sense of space, natural light, and the many double doors opening out to the lake.

The property is set on 5,000 m<sup>2</sup> of beautifully landscaped land, mostly filled with mature trees and shrubs, creating a serene and private setting around the lake. The lake itself covers approximately 2,800 m<sup>2</sup>, providing a stunning focal point and a tranquil retreat....

## LOCAL TAXES

Taxe habitation: EUR

## NOTES