

D-rated 4-brm house in pretty village, with large garages, workshop, well, former little shop and garden.



## INFORMATION

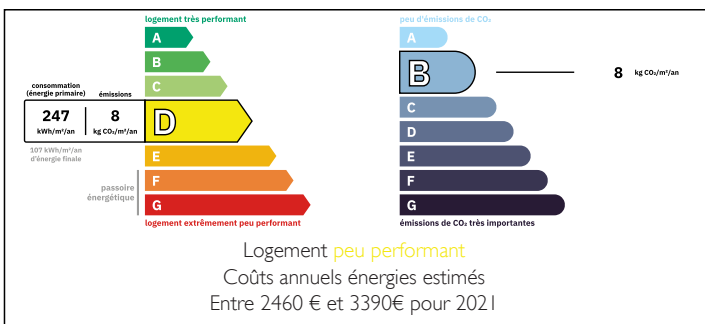
Town:	Vallière
Department:	Creuse
Bed:	4
Bath:	2
Floor:	132 m2
Plot Size:	245 m2



## IN BRIEF

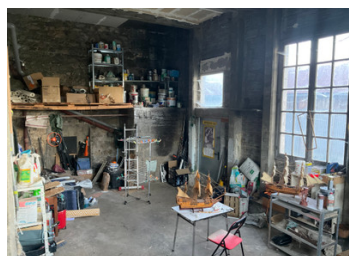
The really pretty village of Vallière has amenities including a bakery (a couple of doors down!) with cafe, a restaurant, a butcher, grocery store, post office, pharmacy etc. There are lots of village clubs and activities, a church and primary school....most everything you need and all a few steps from the front door of this property. The airport at Limoges is around 90 minutes, and it's a little less for La Souterraine where you can get a train to Paris in under 3 hours. This part of the Creuse in particular boasts clear night skies, the nature reserve of the Plateau de Millevaches, and plenty outdoor activities such as cycling, walking, horse riding, and water sports in the nearby lakes.

## 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

Already with an air-source heat pump, a good energy rating and mains drainage, this 4-bedroom property offers spacious accommodation over three levels. On the ground floor, there is a large utility/boiler room (with plenty space for bikes and boots) leading to a former shop (still with street frontage), a double-height workshop, and to the stairs leading to the main living areas.

Also at ground level there are multiple garages (with mezzanines above, and basements/cellars below). This offers considerable additional work space and business potential next door to the main property.

The living areas, on the first and second floors, comprise: a hallway with fitted storage, an open, bright, fully-fitted kitchen with central island, a shower-room with walk-in Italian shower, and a large dining living area with access to the rear balcony. The other two rooms on this level are currently used as bedrooms - the one next to the kitchen could also be an office or second living room.

From the balcony, you can see over the village to the church spire in one direction and over the surrounding countryside in the other. There is a wind-down blind for sunny days.

The attic has been converted into two good-sized bedrooms and a shower room. There still remains a small part of the loft space for storage.

The house is heated by air-source heat pump. There are supplementary solar panels, or alternatively there is an efficient woodburner which...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES