

Traditional granite property in rural hamlet, with barn, well and beautiful view from the garden

EXCLUSIVE

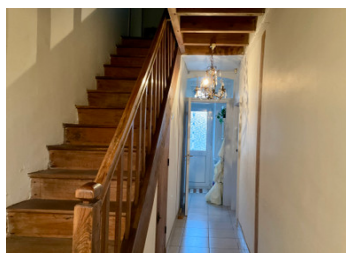


INFORMATION

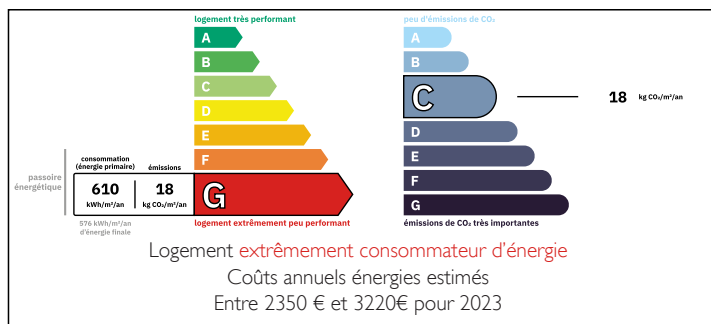
Town:	Issoudun-Létrieux
Department:	Creuse
Bed:	3
Bath:	2
Floor:	93 m2
Plot Size:	1764 m2

IN BRIEF

Set in the rolling countryside, this property is an ideal get-away or a rural family home. Issoudun-Letrieix is the nearest village, with easy access by car to Chenerailles or Ahun, and a little further afield, Aubusson and Gouzon. These are all pretty, ancient Creusois villages with markets, shops, cafes etc. A swimming lake tennis courts are 3km away, the nearest village with a school, bakery, supermarket, vet etc is Chénérailles, 4km away.

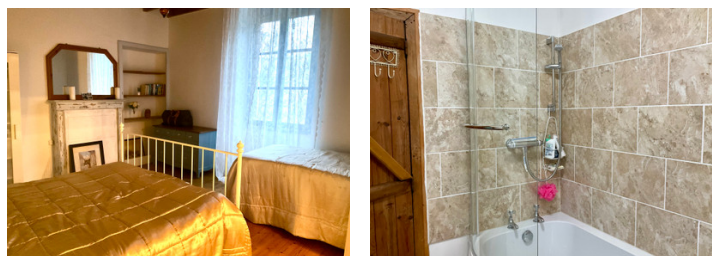


ENERGY - DPE



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

In the main photo, you can see the rear of the house, taken from the back of the garden. The barn is on the right, across a tiny lane. The views in the other direction, from the house, are over open countryside.

The hamlet is tiny, just a handful of houses. There will be the odd tractor passing the house or a cyclist but little other traffic.

The house has cellars below (with a well which used to be the main source of drinking water - it is now mains), and a lean-to for wood/a car to the side. To the rear there are a couple of small attached outbuildings (the little blue doors in the supplementary photos) used for hens/dogs/storage in the past.

LOCAL TAXES

Taxe habitation: EUR

On the ground floor of the house, you will find a kitchen to the front (with woodburner) and a living room to the rear, as well as a toilet, small utility area and access to the wooden balcony at the back.

On the first floor there are two bedrooms and a bathroom (with shower above the bath), and a few steps down there is access to a large, high-ceilinged room used for crafts at the moment. It could be another large bedroom. There is also a tiny storage room.

A separate staircase leads up to a fairly large loft.

There is mostly single glazing throughout and the property is heated using the woodburner downstairs and electric...

NOTES