

2 outstanding, renovated stone properties with pool and land with stunning countryside views

EXCLUSIVE



## INFORMATION

Town:	Gioux
Department:	Creuse
Bed:	6
Bath:	3
Floor:	260 m2
Plot Size:	3152 m2

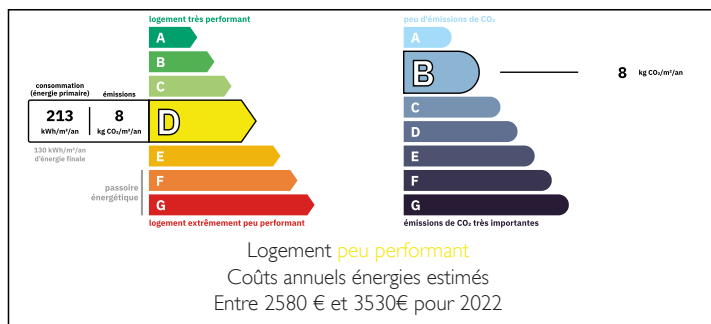
## IN BRIEF

This is a rare opportunity to purchase not just one beautifully renovated house, but two! The original barn has been transformed into a sleek, modern home with luxury fixtures and fittings throughout. No expense has been spared in its transformation - it even has its own sauna room and a large balcony overlooking the pool.

The farmhouse is decorated in a traditional style and offers generous accommodation with 3 bedrooms, an outdoor kitchen and vaulted cellar. The property also has a separate garage with a small artist's atelier above.

Outside there is a terrace and garden and land, which overlooks the river valley in the distance. This is truly a breath taking property with no work needed.

## 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

PROPERTY 1 - habitable surface area 148.15m<sup>2</sup>

This beautiful converted stone barn offers the following accommodation: GROUND FLOOR - sauna room (3.2m x 3.6m) with shower, washbasin and separate WC - the dimensions of the actual sauna - 2m x 1.8m, laundry room (5.6m x 2.10m), storage cupboard, a large storage room with concrete floor and lighting accessed from outside (6.7m x 5.8m); FIRST FLOOR: open plan luxury fitted kitchen with breakfast bar/dining area with stunning countryside views (4.6m x 5.7m) leading to the living area (5.8m x 5.7m) with access to large balcony, state of the art wood burner with wood burning oven above, WC, bedroom 1 (3.3m x 3.09m) with en suite shower room (2.5m x 2.18m); SECOND FLOOR: bedroom 2 (3.2m x 3.7m) with picture window, open landing leading to bedroom 3 (3.48m x 3.9m) - currently used as another sitting room - bathroom (3.48m x 2.11m) with bath, wash basin and WC.

## LOCAL TAXES

Taxe habitation: EUR

PROPERTY 2 - habitable surface area 112.2m<sup>2</sup>

This charming former farmhouse provides the following accommodation: GROUND FLOOR: living area/dining area with wood burner / fitted kitchen (8.24m x 5.55m), laundry room with separate WC, storage cupboard; FIRST FLOOR: landing, bathroom (2.72m x 2.88m) with shower, WC and wash basin, bedroom 1 (5.6m x 3.15m), bedroom 2 (5.19m x 2.57m); SECOND FLOOR: attic bedroom 3 with ensuite WC (the whole of this floor measures 8.4m x 4.7m) - this is a very large bright room, which...

## NOTES