

A pretty stone cottage with four bedrooms , attached garden with views, a perfect holiday home.



EXCLUSIVE

## INFORMATION

Town:	Fursac
Department:	Creuse
Bed:	4
Bath:	1
Floor:	95 m2
Plot Size:	200 m2



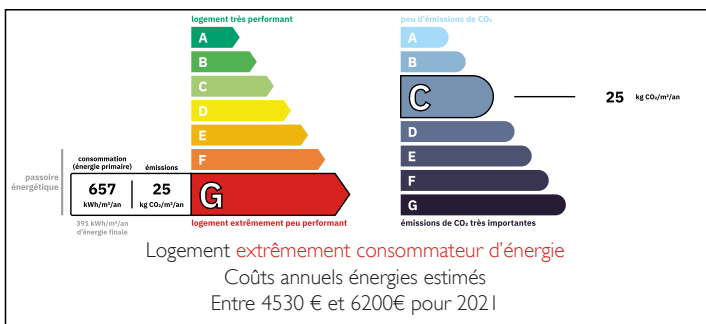
## IN BRIEF

This charming rural hamlet is really well maintained, as is the property itself. Set in an elevated position and used as a holiday home for the past 20 years, this stone house offers an ideal "get-away-from-it-all" retreat. Originally a barn, it was thoughtfully converted by the previous owners into a comfortable four-bedroom home, complete with a spacious garage and workshop.

The location is wonderfully practical too—just 3 km from a village with essential amenities and the added bonus of a communal outdoor swimming pool, perfect for entertaining guests or keeping children happy during the warm summer months. The nearby train station further enhances convenience, connecting this peaceful rural area to towns and attractions beyond.

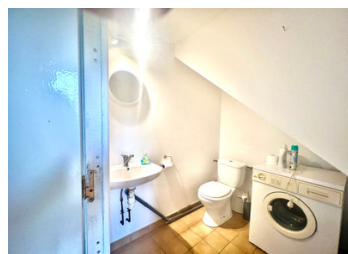
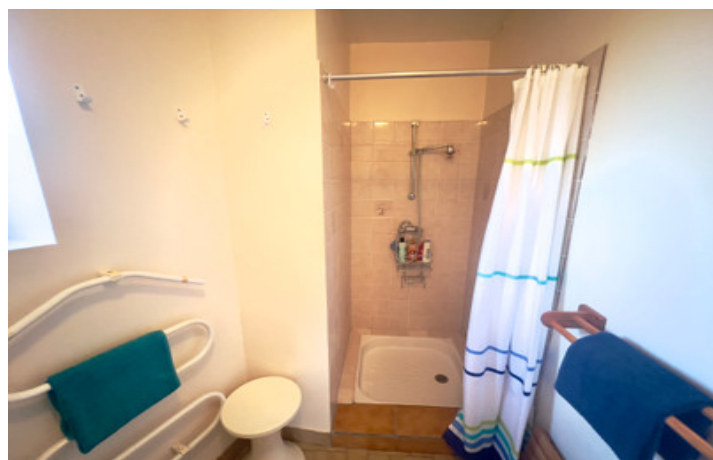
Outside, the terrace and easily managed garden create an inviting space to relax and unwind.

## ENERGY - DPE



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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 delightful property combines rustic charm with modern comfort, offering a perfect retreat in the heart of the picturesque Creuse region. Entering on the ground floor, you are greeted by a welcoming hallway leading to a bright double bedroom (9.75 m<sup>2</sup>) and a compact washroom with WC, conveniently equipped for laundry with space for a washer and dryer. A door from the hallway opens into the generous 44 m<sup>2</sup> garage, ideal for parking, storage, or use as a workshop.

The first floor is the heart of the home, featuring a spacious, fully fitted dining kitchen (20.36 m<sup>2</sup>) that opens via double doors onto a sunny terrace—perfect for alfresco dining and enjoying long summer evenings. A small landing (3.50 m<sup>2</sup>) connects to a modern shower room with a separate WC and a large salon-dining room (27.78 m<sup>2</sup>), complete with a charming wood-burning stove, creating a cozy space for family gatherings or entertaining guests.

Upstairs, three inviting bedrooms await, each with characterful sloping ceilings and Velux windows, offering light-filled, tranquil spaces measuring 8 m<sup>2</sup>, 8.59 m<sup>2</sup>, and 7.79 m<sup>2</sup>.

The property is exceptionally well maintained, featuring double glazing throughout, a compliant fosse septique drainage system, and a heating system comprising the first-floor wood burner and electric radiators. Adding to the convenience, the property is sold fully furnished, ready for immediate enjoyment.

Outside, the property features an easy-to-maintain garden, set in an elevated position with far-reaching views. A charming stone terrace and BBQ area provide the perfect space for outdoor dining..

## LOCAL TAXES

**Taxe foncière: 621 EUR**

**Taxe habitation: EUR**

## NOTES