

## Spacious Renovated Family Home Near Gouzon with Multiple Terraces and Outbuildings



## INFORMATION

Town:	Saint-Chabrais
Department:	Creuse
Bed:	4
Bath:	3
Floor:	154 m <sup>2</sup>
Plot Size:	2076 m <sup>2</sup>

## IN BRIEF

Spacious renovated family home with an official habitable surface of 154 m<sup>2</sup> and a total built area of approximately 230 m<sup>2</sup>, offering a perfect blend of comfort and functionality.

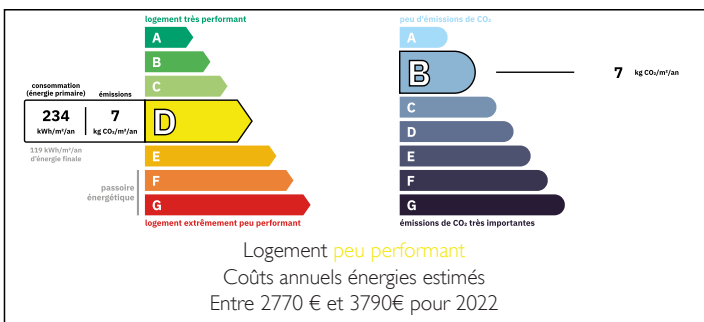
The ground floor features a 28 m<sup>2</sup> living room with open kitchen, 28 m<sup>2</sup> lounge, shower room, WC, winter veranda, pantry, and double garage with motorized doors. Upstairs: four bedrooms including one with dressing room and terrace, office, two bathrooms, two WCs, and a large 50 m<sup>2</sup> room suitable as a studio or playroom. Two attics provide extra storage or conversion potential.

Outdoor spaces include three terraces, separate insulated garage, wood store, cellar, kennel, and a landscaped enclosed garden of approximately 2,000 m<sup>2</sup>.

Situated near Gouzon, this property is just 3 km from a school and a short drive to shops, doctors, and pharmacies.

Guéret and Montluçon reachable in around 30

## 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 large recently renovated granite family home offers 154 m<sup>2</sup> of habitable living space (rooms equipped with heating) and a total built area of approximately 230 m<sup>2</sup>, including additional non-heated spaces such as the large 50 m<sup>2</sup> room, winter veranda, and double garage. Perfect for a family, the property is situated 3 km from a school and 5 minutes from a town with all amenities, including shops, doctors, and pharmacies.

### House

The property has been beautifully restored and combines modern comfort with traditional charm:

- Ground Floor: Entrance hall, living room (28 m<sup>2</sup>) with a recently fitted open kitchen, lounge (28 m<sup>2</sup>), WC, shower room with Italian-style shower, utility room, winter veranda, pantry, and a double garage (50 m<sup>2</sup>) with motorized aluminum sectional doors.
- First Floor: Four bedrooms, including one with dressing room and large terrace, an office, two bathrooms, two WCs, and a large 50 m<sup>2</sup> room suitable for an independent studio or playroom.
- Attics: Two spacious attics above, offering storage or conversion potential.
- Terraces: 40 m<sup>2</sup> terrace, 16 m<sup>2</sup> terrace, and a 6 m<sup>2</sup> terrace, perfect for enjoying the outdoors.

### Outbuildings & Land

- Separate insulated double garage (42 m<sup>2</sup>) with water and electricity
- Wood store (10 m<sup>2</sup>)
- External underground cellar
- Large kennel with sanitation facilities
- Enclosed and landscaped plot of approximately 2,000 m<sup>2</sup> with bitumen driveway

### Additional Features

- Electric heating throughout, pellet stove in the living room, and fireplace with insert in the lounge, also heating the first floor
- Full insulation throughout the house and garages
- Central vacuum system on both floors
- Restored with high-quality materials by local craftsmen

This property offers a combination of space, comfort, and family-friendly living, with multiple

## LOCAL TAXES

Taxe foncière: 1340 EUR

Taxe habitation: EUR

## NOTES