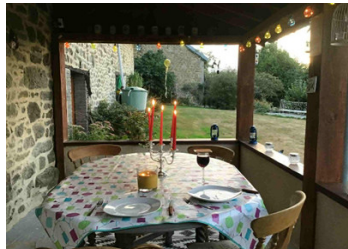


Gorgeous stone cottage, attached gîte and, immaculate enclosed garden in a tiny hamlet.



EXCLUSIVE



## INFORMATION

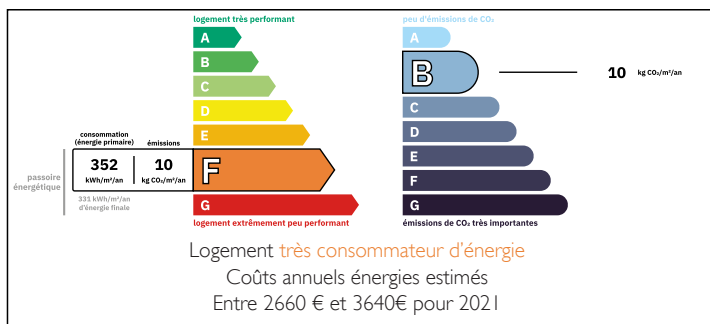
Town:	Cressat
Department:	Creuse
Bed:	3
Bath:	3
Floor:	173 m <sup>2</sup>
Plot Size:	3155 m <sup>2</sup>

## IN BRIEF

With roses round both doors, this is a really pretty cottage, not too far from Ahun or Cressat, in a small hamlet of houses. Ahun is a charming medieval town which offers local commerce, baker, butcher, and a weekly market. The garden is immaculate.

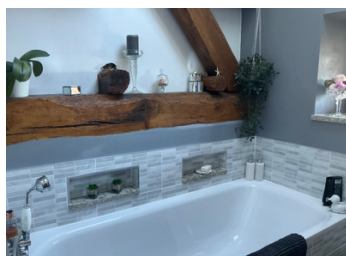
The owners have enjoyed 15 years in the property which was a coup de coeur for them as well. They have tended the house and garden well, ready to pass to new owners. Please get in touch if you would like to know more.

## 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

The house has a gite on one side (accessible from inside too) and workshops and barns on the other. There is a large enclosed garden to the rear, and another enclosed area with outbuilding across the lane which is ideal for hens.

On the ground floor the exposed granite and woodburner in the fireplace make for a nice welcome into the sitting area (there is also an internal door to the additional accommodation which would once have been a little house). Behind is the spacious kitchen with fitted units and a central island. Another woodburner in the corner has a back boiler which heats the radiators through most of the house.

Upstairs there are two bedrooms and a newly fitted bathroom (2024/5), with bath and walk-in shower. The bathroom has underfloor heating and a radiator which is dual power using either the backboiler or electric (it also can also be wifi operated). There is also a large walk-in wardrobe or storage area off the landing.

Stairs lead up to the coombed ceiling loft, with a Velux window, which could be used for storage or as, for example, a small craft or hobby area.

From the living area there is a door to a hall (with plenty space for coats and storage) leading to a summer kitchen and second sitting area. The woodburner here is currently decorative. This side of the house is heated with electric radiators as necessary...

## LOCAL TAXES

Taxe foncière: **880 EUR**

Taxe habitation: **EUR**

## NOTES