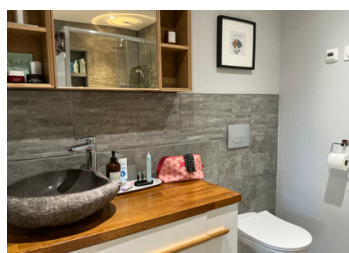


Beautifully-finished 3-brm barn conversion with separate fully-renovated gîte, ready to walk into.

EXCLUSIVE



INFORMATION

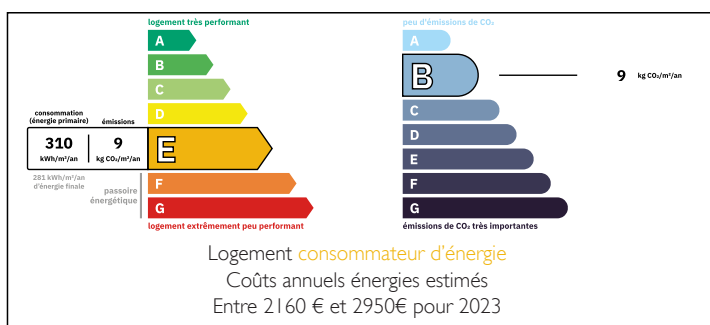
Town:	Royère-de-Vassivière
Department:	Creuse
Bed:	6
Bath:	4
Floor:	144 m2
Plot Size:	1454 m2

IN BRIEF

This impressive barn conversion makes a spacious and stylish home. The living accommodation is upstairs to benefit from the exposed beams and high ceilings. Downstairs are the three en-suite bedrooms, all with direct access to the garden. Next door there is a separate 3-bedroom gîte. The good-sized garden connects the two properties and there is additional parking across the lane.

Not only is this a beautiful house, but it's in a perfect location if you love nature, water sports at nearby Vassivière lake, outdoor sports, and a stunning dark starry sky at night. There are around a half a dozen other houses in the peaceful hamlet (half holiday homes, half permanent residents), down a single track road, yet it is only a few minutes to the well-provisioned village of Royère de Vassivière - 15...

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 m2 price does not include the separate gîte

CONVERTED BARN (approx 144m2)

Access to the barn is from a stone terrace, either from the lane or a set of wooden stairs from the garden. Through patio doors the large open-plan living space on this first floor provides a kitchen, dining area and sitting area. A oak staircase leads down to three bedrooms.

The fully-fitted kitchen has a central island with sink. On the far wall (all exposed granite) is a wood-burning stove in the living area. To the side of this open plan area is a small utility room housing the electric fuse box, a WC, sink, and coat-hanging space.

Downstairs, with underfloor heating under oak-veneered flooring, there are three good-sized en-suite bedroom, each with their own shower, sink and toilet. Each bedroom has a full-length patio door leading to the garden.

There is a good-speed fibre internet connection, double glazing throughout, an individual drainage system installed during the renovations, and that all-important wood-burner for winter evenings by the fire.

GÎTE (additional approx 70m2)

The gîte has an open-plan living/dining kitchen downstairs, two bedrooms and a bathroom on the first floor, and in the converted loft, there is another bedroom. Currently the gîte provides extra guest accommodation and a small summer revenue.

Outside there is an easily-managed garden, a garden shed, space under the raised terrace for wood storage, a decorative well, and a separate terrace and garden area for the...

LOCAL TAXES

Taxe foncière: 1518 EUR

NOTES