

Pretty detached cottage with wonderful countryside views not far from the medieval village of Crocq.

## EXCLUSIVE



## ENERGY - DPE

DPE not required.

## INFORMATION

|             |                         |
|-------------|-------------------------|
| Town:       | Saint-Agnant-près-Crocq |
| Department: | Creuse                  |
| Bed:        | 2                       |
| Bath:       | 1                       |
| Floor:      | 0 m2                    |
| Plot Size:  | 3904 m2                 |

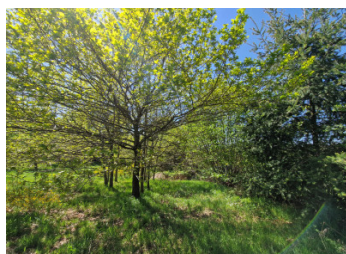
## IN BRIEF

Nestled in a peaceful hamlet on the edge of the medieval village of Crocq, this delightful stone cottage enjoys an enviable setting with beautiful countryside views. Set within grounds that completely surround the property, it offers a wonderful sense of privacy and tranquillity.

Full of character, the cottage has already benefited from double glazing throughout. The vendors have begun creating additional accommodation by renovating a spacious ground-floor room with a magnificent original stone fireplace and adding a mezzanine level, designed to provide a generous third bedroom. While this project remains to be completed, it presents an exciting opportunity for the new owners to add further living space. A new heating system will be required, which is why an Energy Performance Certificate (DPE) is not currently available. Combining charm, privacy and excellent potential, this is a wonderful opportunity

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

**\*\*GROUND FLOOR:\*\*** The heart of the home is a charming open-plan fitted kitchen, living and dining room (5.2m x 5.21m), featuring a beautiful granite fireplace that creates a warm and welcoming atmosphere. A second, generously proportioned reception room boasts another stunning original granite fireplace (5.58m x 5.1m) and a mezzanine level. Although this room requires completion, it offers excellent potential to create additional living space, including a spacious third bedroom if desired. French doors open onto a private, sunny terrace with delightful views across the garden and surrounding countryside.

**\*\*FIRST FLOOR:\*\*** A small landing leads to two bedrooms and a bathroom with WC. Bedroom 1 (4.7m x 2.8m) Bedroom 2 (2.75m x 3.1m)

**\*\*OUTSIDE:\*\*** The property is set within land that surrounds the house, providing a wonderful sense of space and privacy. Several useful outbuildings offer excellent storage or workshop potential. To the rear, a sunny terrace enjoys an elevated position overlooking the gardens and surrounding countryside, making it the perfect spot for outdoor dining or simply relaxing in peaceful surroundings.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES