

Beautifully presented, 3 bedroom farmhouse. Incredible views, outbuildings, and land. No near neighbours.



INFORMATION

Town:	Champsanglard
Department:	Creuse
Bed:	3
Bath:	2
Floor:	149 m2
Plot Size:	5222 m2

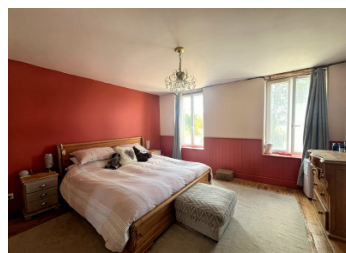
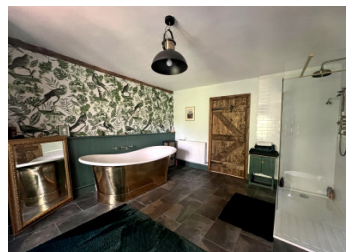
IN BRIEF

Close to the historic, pretty village of Bonnat, with restaurants, commerces, supermarket, doctors and schools, the property is also only a few minutes drive from the area of the 3-lakes with restaurants, clean beaches, fresh water swimming with life-guards in summer.

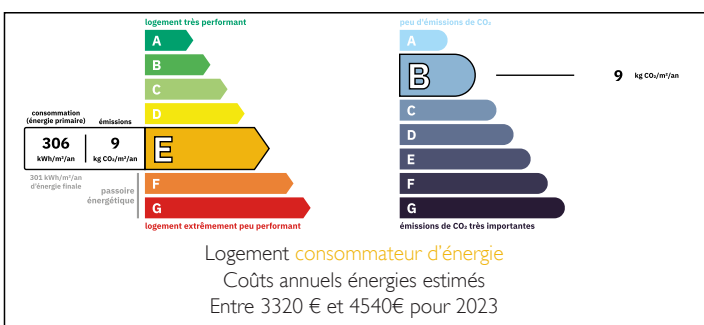
Bonnat is a small, rural village, which holds fetes and brocantes in summer. It's fortified church dates back to the 13th Century and it was fortified during the 100 years war.

The area is one of outstanding beauty, and is rural, with rolling hill, fields, forests, rivers and lakes and is lowly populated meaning that life is slow, relaxed and peaceful.

Guéret, the main town with all amenities, is 20 kms or 20 minutes drive away.



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

At the top of a rural lane, with only an occasional passing tractor, this beautifully presented property has been lovingly modernised throughout.

Although, situated in the heart of the countryside, it is remarkably on mains drainage.

With new modern double-glazed windows, a new pellet central-heating system, and new interiors, this is a ready-to-move-into property.

Downstairs, a large country-style kitchen, with all modern appliances, a lovely, comfortable lounge with original, granite fireplace with wood-burner. There is also a large downstairs double bedroom with bathroom area (roll-top bath & WC). The flooring is quite beautiful, parquet "Versaille effect".

The boot-room with laundry area and bread oven, allows entry from both sides of the property.

Upstairs off the large landing, two further double bedrooms and a wonderful, family-sized bathroom with feature copper roll-top bath. One of the bedrooms has access directly to this bathroom, making it en-suite. Above the first floor, a large attic space, equally large enough to convert into habitable space.

Outside, the land of over an acre, is mostly to the front, but is on all four sides of the property. There is a large barn attached to the main house where the central-heating boiler is installed. There is also a workshop in the barn. To one side, a pretty set of old farming buildings, which give the property a true authentic feel, along with two vaulted cellars to the rear of the house.

A lovely property which will not fail to please. In the heart of the country with no...

LOCAL TAXES

Taxe foncière: 500 EUR

NOTES