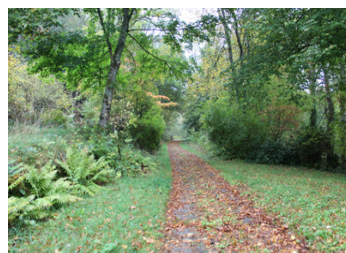


Country house with views of forest and pasture



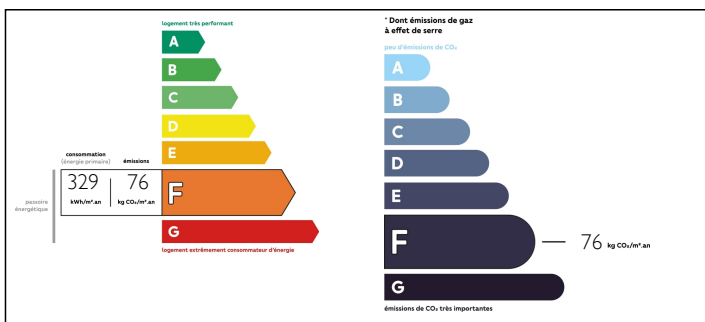
INFORMATION

Town:	Savennes
Department:	Creuse
Bed:	3
Bath:	1
Floor:	180 m2
Plot Size:	35139 m2

IN BRIEF

3 bedroomed house with 2 living rooms, kitchen, dining area, 2 bathrooms, shower room set in the centre of its own extensive grounds of 3.5 ha. La Cassiere is a solid, stone house dating from 19th century which has been renovated and is in very good repair. Habitable area of 200m2. In addition the property includes a large stone barn, other outbuildings, a separate hangar and a lake. It is close to Guéret, uniquely situated in a secluded location on the edge of the village of Savennes, with views across the forest.

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 is approached by way of an extended private driveway. There are extensive views and gardens.

Ground floor: entrance into a large open plan sitting room with wood stove. The sitting room extends into a modern galley kitchen. There is an additional entrance to the kitchen from the hallway. The hallway leads to a bathroom/shower room leading to a double bedroom and a second sitting room.

First Floor: Entrance via a spiral staircase from the sitting room. Additional access via an external staircase from the rear garden which leads to two double bedrooms. There is a bathroom and toilet.

There are rooms beneath the ground floor containing a sauna, bread oven, wine cellar and laundry.

There is a large barn with access from outside.

Gardens: Extensive woodland, fields, and a small lake.

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

LOCAL TAXES

Taxe foncière: 1229 EUR

NOTES