

Hamlet for sale! Beautifully renovated house plus ancient hamlet, 9 acres, no near neighbours & swimming pool.



## INFORMATION

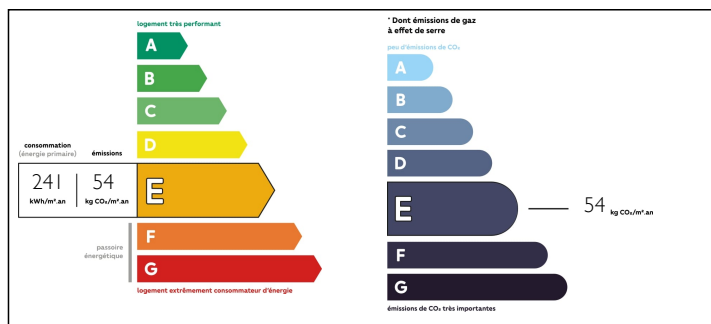
Town:	Lourdoux-Saint-Pierre
Department:	Creuse
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	37730 m2

## IN BRIEF

Situated at the end of a 350m, wooded drive, to describe this opportunity as rare would be an understatement. Surrounded by nature, this secluded ancient settlement could be developed into a business opportunity or just be enjoyed as the perfect retreat. Shops and amenities are only a short trip away – Aigurande 8 minutes, La Châtre, Guéret and La Souterraine all half an hour. The picturesque village of La Celle-Dunoise, loved by impressionist artists and with a popular restaurant, is just a 10-minute drive, and the international airport at Limoges is only one hour.



## 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

This is a stunning package, consisting of a fully-renovated house, swimming pool with covered terrace, second house to be renovated, old mill, stable, large barn, hangar and more than 3.7 hectares (over 9 acres) of natural habitat.

The house – Full of charm, a stylish kitchen opens to the dining area with bi-fold patio doors, letting the outside in. There is a spacious sitting room with large chimney and inset wood-burner, a useful utility room and a ground floor bathroom. Upstairs there are three characterful bedrooms and a lovely shower room.

The outside – A generous, shaded terrace overlooks the in-ground swimming pool and backs onto the cute second house which used to be the café in the hamlet's heyday when the mill was still functioning and this was a working community. The millrace has since been diverted. The land includes woodland, and is bordered by trickling streams.

If you are looking for privacy and tranquillity, then this is the ultimate escape. Please ask for more information and photos.

Property measurements are approximate.

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

## NOTES