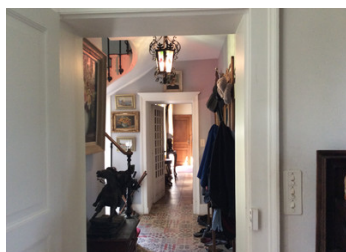


## Beautiful Country House oozing with charm



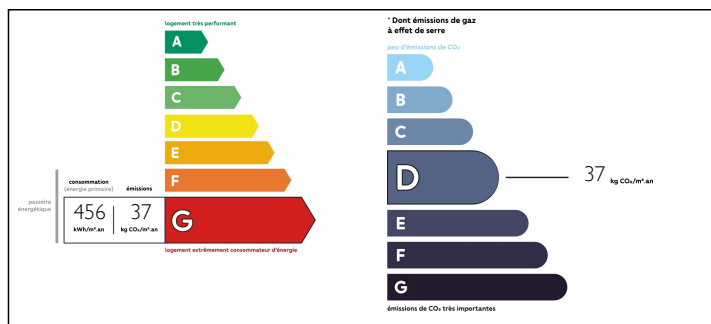
## INFORMATION

Town:	Moutier-d'Ahun
Department:	Creuse
Bed:	6
Bath:	2
Floor:	235 m2
Plot Size:	13531 m2

## IN BRIEF

Build in 1811 this beautiful Country House has been a much-loved family home. It would equally serve as a get-away second home. It is located within a small Creusois community, not far from the medieval village of Moutier d'Ahun and its 11th Century abbey and roman bridge. Local services are within walking distance, but you are out in the countryside, with one neighbour. The nearest airport is Limoges, and Paris is a 3 1/2 hour drive. The volcanos and skiing of the Auvergne are drivable for day trips, but nearer to hand there are plenty swimming lakes, cycle and hiking paths, and the world-famous Aubusson tapestries.

## 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 traditional granite Country House is on three floors and oozes charm and character. The reception areas and kitchen are on the ground floor; there are 4 bedrooms and a shower-room on the first floor and a further two bedrooms are on the second floor. A useful extra shower room/laundry with WC is also on the ground floor.

Entering though an arched door, the hall leads to the ground-floor accommodation comprising a double-aspect sitting room with parquet flooring to the right, a kitchen in the middle and, to the left, a large salon/dining room (37m<sup>2</sup>) with open fire and granite fire surround, exposed beams and patio doors to the garden. From the salon access can be gained to a store and a low cellar. There is also internal access to the extensive adjoining outbuilding which has the potential to become further accommodation, or even stabling for horses. Currently it houses a second shower-room with WC, a separate storage room, the boiler and a workshop area. There is a large loft area above.

Reached by a spiral staircase within the tower of the building, there are 4 double bedrooms on the first floor, or 3 with a connecting office. One bedroom has a bay window and another a small railed balcony. A shower-room with WC and sink is also on this floor.

On the second floor there are two more double bedrooms, a wide hall with large storage cupboards, and...

## NOTES