

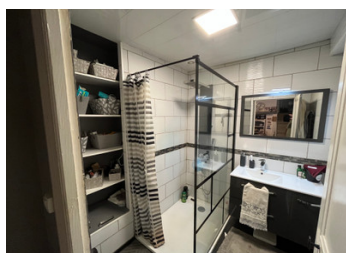
Lovely 3 bedroom house, two large attached barns, 6 stables, large workshop and two fields, magnificent views

EXCLUSIVE



INFORMATION

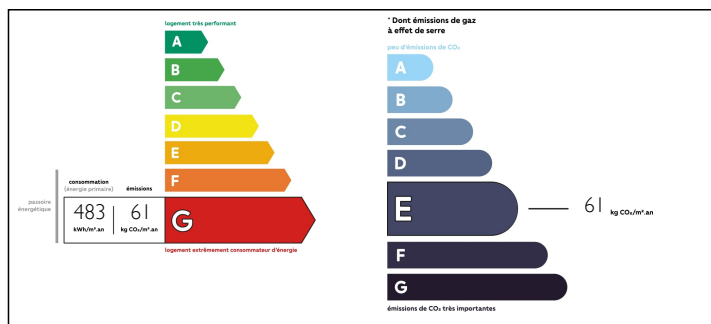
Town:	Saint-Junien-la-Bregère
Department:	Creuse
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	6730 m2



IN BRIEF

This beautiful property sits perfectly in its rural setting. Walking outside to the rear of the property you are greeted with stunning countryside views and the sounds of nature, all to be enjoyed from the patio area or relaxing in the swimming pool. A lovely peaceful environment, yet only 5/10 minutes drive to Peyrat Le Chateau with shops, mini market, small leisure lake with beach, cinema, bars and restaurant. Also a 15/20 minute drive to the market towns of Bourgneuf and Eymoutiers, with supermarkets and larger shops/amenities.

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

From the entrance to the property you walk into a large kitchen diner with fully fitted kitchen (27.72 m²)

Leading off from the kitchen diner you have the following:

Double bedroom (14.42m²) at the front of the property

Two bedrooms to the rear (11.5m² & 11.45m²), the smaller of the two is currently used as a small sitting room.

Shower room (3.66m²) and a separate w/c (1.72m²)

Lovely light living room (25.52m²)

Terrace (approximately 18m²) which benefits from magnificent views across the surrounding countryside.

Stairs lead down to a basement (approx.. 51.06m²) with a small cave (16.712m²) which lead out to the patio/swimming pool area.

To the right there is a workshop and another area currently used for storage

There is also two large barns attached to the property, and underneath the barns are 6 stables accessed from the rear of the building.

There is a small access road at the end of the patio. Across the road there are two fields totalling approximately 5400 m²

The house is around a 15 minute drive to the Lac De Vassiviere with water sports, beaches, cafes and restaurants. It is a 15 minute drive to the market town of Eymoutiers where a Saturday market sells a range of local produce and the town also has a supermarket, shops bars and restaurants and Cinema. Also within 15 minutes is the market town of Bourgneuf again with good facilities

It is located in one of the best areas in Europe for star gazing with little light pollution. The...

NOTES