

UNDER OFFER Lovely countryside house in quiet location with barn and workshops and stunning views



INFORMATION

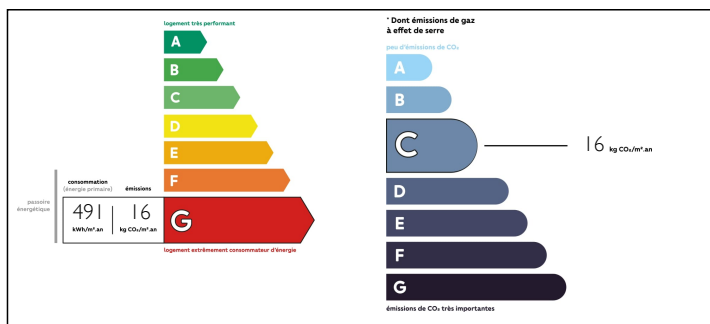
Town:	Saint-Priest-Palus
Department:	Creuse
Bed:	1
Bath:	1
Floor:	130 m2
Plot Size:	1750 m2



IN BRIEF

UNDER OFFER A lovely country house with lounge with wood burner, nice large dining room (or additional bedroom) and kitchen/dining room with fully fitted kitchen. Also on the ground floor is a shower room with WC. On the first floor is one very large bedroom that could easily be converted to two. Underneath is a very useful utility room which used to be a bread oven. There is a separate barn currently used as a garage, with two workshops underneath (previously used as stables). There is a good sized garden to the rear of the house with lovely views of the surrounding countryside.

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

Entry to the house is through a traditional farmhouse studded door, into a lovely lounge (32m²) with original beams, stone fireplace and wood burner. A door off the lounge leads into a very nicely fitted shower room and WC (10m²).

To the left of the lounge is a kitchen/dining room with fully fitted kitchen (10m²).

To the right of the lounge steps lead into the good sized bright dining room (23m²).

Stairs lead up to the first floor, currently one large bedroom (55m²), but could easily be converted to two. There is attic space for storage.

Underneath there is a very useful utility room (22m²).

There is a separate barn c 100m² and two workshops below, previously used as stables.

Very peaceful location around a 15 minute drive to all facilities at Bourganeuf. 25 minutes to Lac De Vassiviere with restaurants, beaches and water sports. The house is around a one hour drive to Limoges airport

NOTES

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