

Renovated 4 bedroom house, outbuildings, on a plot of 3870m in quiet hamlet close to village with amenities.



INFORMATION

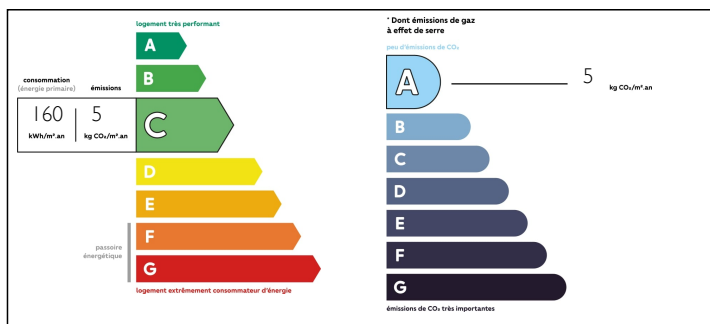
Town:	Mainsat
Department:	Creuse
Bed:	4
Bath:	1
Floor:	153 m2
Plot Size:	3870 m2

IN BRIEF

Tucked away in a serene hamlet, this beautifully renovated 4-bedroom stone house offers 153m² of living space. With one bedroom conveniently located on the ground floor, along with a dressing room, it provides comfortable accommodation. The main floor features a dining room, lounge, kitchen, utility room, shower room, toilet and a bureau. Outside, there are numerous outbuildings including a summer kitchen, garage, bread oven, and stables. The garden surrounds the house and has access to a 3300m² field. Situated just 1 km from Mainsat for daily amenities, and 12 km from Auzances for larger shops, with Montluçon 43 km away. Train station at Montluçon, with airports in Clermont-Ferrand and Limoges nearby.



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 819 EUR

NOTES

DESCRIPTION

Nestled in a tranquil secluded hamlet, this renovated stone house offers a generous living space spanning 153m²

On the ground floor :

dining room (25.7m²) with a wood-burning insert and stairs leading to the first floor.

lounge (14.8m²) with patio doors opening onto the terrace.

kitchen (16m²).

bedroom (14m²) complete with a dressing room (4m²) and an adjacent bureau (6m²).

bathroom (4m²) equipped with a shower and sink. separate toilet.

laundry and boiler room (11.8m²)

The first floor comprises:

three bedrooms (5m², 13m², 14m²) the two large bedrooms have built-in wardrobes.

Ascending to the second floor :

bedroom (17m²) with two Velux windows

additional room (10m²) offering versatile usage options.

Heating is provided by a wood-burning insert in the lounge and an individual air/water heat pump with radiators, which also caters to water heating and was installed in 2020.

In terms of insulation, some walls are insulated, and all windows are double-glazed and equipped with mosquito nets.

Externally, the property boasts a wealth of outbuildings, including a summer kitchen, double garage, bread oven, and stables, complemented by a garden and a field of 3300m².

Conveniently positioned just 1 km from the village of Mainsat, offering essential amenities, and a mere 12 km from the market town of Auzances, with its wider array of shops and services. For further