

Photo Marc Deschamps



A Large House at a Great Price,

€49,500

23400, Masbaraud-Mérignat, Creuse, Nouvelle Aquitaine

Ref: 4391

* 3 Beds * 1 Bath * 115m²

3 bed detached stone house, ~115m², and outbuildings with 1246m² (~0,30acre). All services 2 minutes by car, the street is not busy. To refresh, but habitable as it is.

- All services 2 minutes by car
- Close to many river pursuits
- Horse riding and cycling
- Airports are not far away
- Close to shops and cafés
- Golf courses
- Historic and Tourist area
- Motorways or good roads to property
- Good walking Country
- Tennis in most Villages
- Local Produce Markets

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

3 bed detached stone house, ~115m², and outbuildings with 1246m² (~0,30acre)

Ground floor Corridor: 5,40x1,10m (6m²) Kitchen: 5.20x3.50m (18.40m²) Dining room: 5,10x3,50m (17,90m²) Living room: 3,30x3,40m (11,40m²) fireplace Shower room-Wc: 3m² Laundry room: 7x2,20m (15,30m²) with fuel oil boiler Cellar.

1st Floor: Office: 2,60x3,50m (9,20m²) 3 bedrooms: 14m² / 10,40m² / 9,30m² with dressing room Attic by stairs 5,20x8m, insulated by the floor

Open garage, in shed: 4x3,70m

Barn opposite, on the other side of the street: 7x7m

Former accomodation to restore, 7x3,60m on 2 possible levels, with fireplace and

Attached barn 7x5,40m Former bread oven, with well

Garden attached and opposite 1246m² Oil central heating and open fireplace Wood frames double glazing except a window, metal shutters

Connected to mains water, electricity, telephone, broadband, mains drainage. All services 2 minutes by car, the street is not busy

To refresh, but habitable as it is.

Property tax: EUR / year DPE-Energy report:

Note: the dimensions are approximate.

The local History and beauty of the area has created a growing Tourist market, village and town markets, castles and churches, plus the massive valley of the Vienne river and parc naturel regional de millevaches en limousin. Good transport links by rail, motorway, planes from Limoges and Poitiers. Undoubtedly Tourism is important here so this property might create an interesting option to buyers, hoping to buy to let, or to live full time here. Of course the rivers offers many sports, there's tennis in most villages and many good golf courses near here.



