



## Excellent 3 Bed House in Saint-Julien-le-Chatel Creuse Limousin France



### Agent Info

Naam:	Niall Madden
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Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 187,987.92

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Adres:	rue des anciennes douves
Postcode:	23130
Geplaatst:	28-07-2023
Omschrijving:	Excellent 3 Bed House in Saint-Julien-le-Chatel Creuse Limousin France

Esales Property ID: es5553365

Saint-Julien-le-Chatel  
Creuse  
Limousin  
France

With its stunning coastlines, historic sites and laid-back atmosphere, France continues to be one of the most desirable places across the world to be. On offer here is a chance to invest into this mesmerising part of the world with this excellent complex.

This beautiful house is situated in the quaint village of St Julien le Chatel with its tight-knit friendly community and a magnificent château in the centre of the village, a church and a community centre

The house boasts a gated courtyard for private parking, with access to the barn for use as a garage with its



level concret floor and 13m of ceiling-height there is plenty of room for a caravan or a motor home.

The bright and sun-filled lounge-area (28m<sup>2</sup>) has a charming fireplace, tiled flooring and original beams with solid-oak built-in storage, all of which creates a cosy atmosphere for this family room.

A door leads through to the kitchen-dining area (23m<sup>2</sup>) with a modern fitted kitchen (double sink, vitro-ceramic hob, electric oven) and stunning fireplace giving the room a real country-house feel. From this room is a door leading out to the manageable garden (300m<sup>2</sup>) which boasts a terrace area perfect for eating outdoors, and the rest is laid to lawn with a small but productive vegetable patch at the back and a well.

From the kitchen is access to the part of the barn which has been converted into a utility room (8m<sup>2</sup>) also with access to the garden, and through to the stunning downstairs bathroom (12m<sup>2</sup>) complete with a magnificent clawfoot bathtub, a separate walk-in shower, a toilet, a bidet, a washbasin, and fitted with an extractor fan and an electric towel heater.

On the 1st floor are two bedrooms and a shower room. The master bedroom (28m<sup>2</sup>) is bright and airy with two windows looking over the front courtyard, and boasts the original solid-oak floor and the original beams.

Next door is the shower room (4m<sup>2</sup>) modern and well-thought out to maximise space.

And the 2nd bedroom (10m<sup>2</sup>) looks out over the back garden, again with wooden flooring and the beautiful original beams.

On the 2nd floor, the attic has been converted into a huge bedroom (40m<sup>2</sup>) with built-in storage and ceilings 5m high. Two huge roof windows give this room plenty of light, whilst the LED lighting set in the storage units brings the newly-rendered stonework to life.

Attached to the house is a barn, part of which has been converted to become the downstairs bathroom and utility room, above which is a useful mezzanine (26m<sup>2</sup>) area for storage. The barn still has plenty of room (40m<sup>2</sup>) for use as a garage, or even to convert for further living space (planning permission already in place).

Heating : chimney in the lounge and kitchen, electric towel rail heaters in the bathrooms, electric heater in the master bedroom.

Septic tank : conforming drainage

Taxe foncière : 281euros/year

This house has been tastefully and lovingly renovated to make it into a comfortable home which would make a perfect lock-up-and-leave holiday home, or a spacious permanent residence.

**ABOUT THE AREA**



Creuse is a department in central France named after the river Creuse. After Lozère, it is the second least populated department in France. It is bordered by Indre and Cher to the north, Allier and Puy-de-Dôme to the east, Corrèze to the south, and Haute-Vienne to the west.

Limousin is a sparsely populated historical region in south-central France. Mainly agricultural and covering part of the rugged Massif Central mountains, it's known for beef farming and its distinctive Limousin cattle. Its principal city, Limoges, home to Gothic cathedral Saint-Étienne, has been producing fine porcelain since the 19th century. Thousands of pieces are on display at the Adrien Dubouché ceramics museum.

It is likely that you've heard of the Limousin as quite the place to head to if you are looking for a bargain home. Located in the hilly southwest of France, on the Massif Central, with around one third of the region covered in forests, several important rivers such as the Dordogne, Vienne, Creuse and Cher, over 3,000 lakes and steeped in history, the Limousin is a country-lover's paradise. It also boasts several of the 'Plus Beaux Villages de France'.

There are many remarkable tiny villages that hold historic interest and positively ooze peace and tranquillity. You can find the traceable pilgrim road of Santiago de Compostela. Pilgrims and templars alike sought food and shelter from the many abbeys and monasteries that lined the route.

The Limousin offers wonderful pastoral landscapes and wins visitors over with its simplicity and charm. A few of the key 'exports' from the Limousin include its world famous beef, the Aubusson tapestries woven from the wool of the sheep grazing in pastures of the Creuse, and the beautiful porcelain and enamels of Limoges.

#### MAiN FEATURES:

- Beds: 3
- Bathrooms 2
- 160m<sup>2</sup> living space
- 400m<sup>2</sup> plot
- Stunning views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent restaurants
- Great base from which to discover other fantastic areas of France
- Many excellent sports facilities, fishing, walking and cycling areas nearby
- Garden
- Terrace
- Covered Parking
- Electricity on site
- Garage
- Barns / outbuildings
- Private parking
- Well



- Woodburner(s)
- Character property
- Double glazing
- High speed internet
- Water on site

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## Algemeen

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	160 m <sup>2</sup>
Lot Afmeting:	400 m <sup>2</sup>

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating:	Ja
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## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL:	<a href="https://www.youtube.com/embed/fwpAUBqoOs0?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent">https://www.youtube.com/embed/fwpAUBqoOs0?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent</a>
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## Contact information

IMLIX ID:	IX4.693.606
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