



## Beautifully Renovated Country Home in Peaceful Hamlet

### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 342,939.83

### Местоположение

Страна:	Франция
Область:	Centre-Val de Loire
Город:	Preveranges
Почтовый индекс:	18370
Добавлено:	29.06.2025
Описание:	
Surface habitable :	245 m2
Terrain :	3440 m2
Tax foncière :	

If you've been dreaming of a peaceful escape to the French countryside — with space to breathe, charm in every corner, and room to host a long lunch or three — this might just be the one.

Tucked away in a quiet rural hamlet in the commune of Préveranges, this beautifully renovated home offers calm, comfort, and a touch of rustic elegance, all without being completely cut off from civilisation. There are neighbours nearby, but you're not overlooked — perfect for those who enjoy their privacy, but also wouldn't mind borrowing a cup of sugar now and then.

Inside, the house features a stunning double-height living room with underfloor heating and a wood burner, making it a cosy haven in winter and an airy, open space in summer. The large, sociable kitchen with dining area and pantry, is ideal for cooking up a feast and chatting with friends while the wine breathes.

Upstairs, there are three comfortable bedrooms (with one master bedroom with his and hers bathrooms, dressing room and private balcony). There are several bathrooms throughout the house — so no morning queues and a good sized laundry room.



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The property is made for entertaining.

Whether it's a long lazy lunch, a sunset apéro, or a full-blown garden party, you've got the space to host in style — both indoors and out.

The garden is mainly lawned, with large trees and shrubs providing welcome shade during the warmer months, and several seating areas dotted around. There's also a generous gravel terrace, perfect for al fresco dining with plenty of room for guests.

The grounds also include a charming wooden chalet with water and electricity — ideal as a studio, guest accommodation, or your secret retreat with a good book and a bottle of something cold. There's also a garage and wood store.

For those looking for extra income or a multi-generational living setup, the property can easily be divided into two separate dwellings. Handy if you fancy running a gîte — or if you just want a quiet place to hide when the in-laws visit.

Now, in the spirit of honesty: the septic tank is not up to current regulations and will require the installation of a sand filter system. It's not the most glamorous job, but it's a one-off investment that takes care of itself in the long run.

The house itself is in very good overall condition. It's been tastefully renovated, retaining lovely traditional touches while offering modern comfort and a wonderfully calm atmosphere that instantly makes you want to kick off your shoes and stay a while.

Location-wise, you're around 15 minutes from the pretty town of Châteaumeillant, with its local wine, weekly markets and useful shops.

The historic town of Boussac is about 20 minutes away, where you'll find a lovely chateau, restaurants, cafés, and a great local market. So you can enjoy rural tranquillity without feeling completely off the map.

In short: a charming home, full of character, ready to move into — and with just enough room to make it your own.

Come and see for yourself — but be warned, you might not want to leave.

Including fees of 5% TTC to be paid by of the purchaser. Price excluding fees 279 500 €. Energy class D, Climate class B Estimated amount of annual energy expenditure for standard use: between 2970.00 € and 4090.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website:

Состояние: Reformed

## Общие

Спальни:	4
Ванные комнаты:	3
Готовые кв.м.:	245 кв м
Площадь участка:	3440 кв м

## Energy efficiency



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Energy Use (kWh/m<sup>2</sup>/year): 193

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/PFYR-T200600/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T200600/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1681-ci-1236-attegia

