



A MAGNIFICENT PROPERTY IN THE HEART OF  
CREUSE, FEATURING A GUEST COTTAGE, A  
SWIMMING POOL & PREMIUM AMENITIES

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## PROPERTY FACT FILE

|               |                                                                                                                                  |
|---------------|----------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE     | A46609JUM23                                                                                                                      |
| PRICE         | € 670,000<br>£ 0*<br><small>*agency fees included: 6 % TTC<br/>to be paid by the buyer<br/>(632 076 EUR hors honoraires)</small> |
| BEDROOM       | 4                                                                                                                                |
| BATHROOM      | 5                                                                                                                                |
| ACCOMMODATION | 407 m <sup>2</sup>                                                                                                               |
| LAND          | 22588 m <sup>2</sup>                                                                                                             |
| TOWN          | Saint-Dizier-les-Domaines                                                                                                        |
| DEPARTMENT    |                                                                                                                                  |
| LOCATION      | Hamlet property                                                                                                                  |
| TYPE          | Maison de Vacances, House,<br>Country House                                                                                      |
| CONDITION     |                                                                                                                                  |
| FEATURES      | Swimming Pool, Garage, Private<br>parking                                                                                        |

\*Price based on current exchange rate which is subject to change



- Exceptional lifestyle property
- Independent guest- cottage (gîte)
- Excellent holiday rental income potential
- Dedicated wellness area & swimming pool
- Peaceful countryside location

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Exceptional country property with an independent guest cottage, swimming pool, wellness area and 2.26 hectares of land, nestled in the peaceful countryside of the Creuse, just minutes from Lac de Châtelus-Malvaleix. Offering approximately 407 m<sup>2</sup> of total living space, this versatile estate comprises a spacious main house, a guest

## DESCRIPTION

Nestled in the peaceful countryside of Saint-Dizier-les-Domaines, this exceptional lifestyle property offers an impressive combination of character, comfort and versatility. Comprising a spacious main house, an independent guest cottage, a swimming pool, wellness facilities, extensive outbuildings and approximately 2.26 hectares of land, it is perfectly suited as a family home, luxury holiday retreat, gîte business or wellness destination.

The main house is arranged over three levels. The lower ground floor, with its own independent entrance, comprises a living room, a kitchen with dining area and an adjoining room, offering flexible accommodation for guests, extended family or potential rental use. The principal floor features the main entrance, a hallway currently used as a home office and an elegant family bathroom with a freestanding bath. Upstairs are three generous double bedrooms, two bathrooms, including one en-suite, and a bright open mezzanine currently used as an additional living area.

The independent guest cottage benefits from its own private entrance and offers an open-plan living area with a fitted kitchen, lounge and sleeping space, two shower rooms and a balcony overlooking the surrounding countryside. A covered parking area is located beneath the cottage.

Designed for both relaxation and entertaining, the outdoor space features an in-ground swimming pool, a summer kitchen with an additional shower room, and a dedicated wellness complex comprising a nail...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A46609JUM23>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

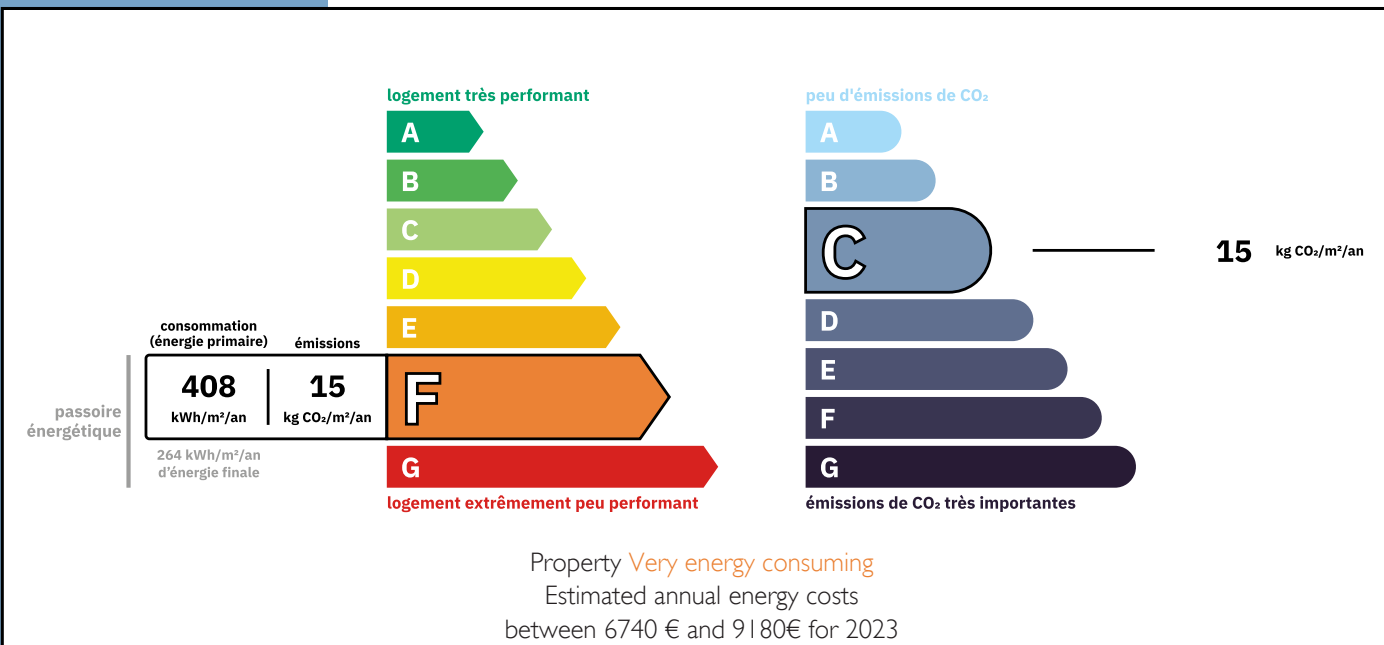
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## ENERGIE-DPE

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



## NOTICE

Leggetts, their client and any joint agents give notice that:

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## CONTACT

Réf : A46609JUM23  
FILE COMPLETE  
AND PHOTOS  
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