

Pretty, 3 bedroom, fully renovated, stone cottage in a peaceful hamlet

EXCLUSIVE



## INFORMATION

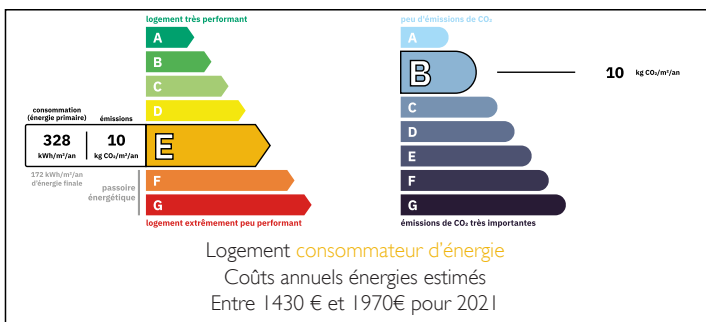
Town:	Saint-Sulpice-les-Champs
Department:	Creuse
Bed:	3
Bath:	2
Floor:	77.94 m2
Plot Size:	182 m2

## IN BRIEF

A fully renovated and beautifully decorated stone cottage which still retains many original features. This cosy home is in a hamlet just 15 minutes away from the tapestry town of Aubusson with its shops, supermarkets, restaurants, bars, tapestry museum, swimming pool complex, hospital, doctors and vets. 30 minutes to Guéret and just 1 1/2 hours away from both Limoges airport and Mont Dore for skiing.

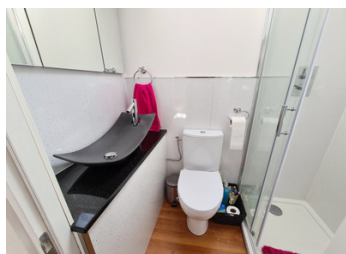
This property is being sold furnished.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## DESCRIPTION

Ground Floor: fully fitted kitchen/dining room with original stone fireplace and woodburner, tiled floor and exposed beams, cosy living room with french doors to patio, rear hall/store room, laundry and WC with wash basin

First Floor: Bedroom 1 with ensuite bathroom with shower, wash basin and WC, a second beautiful bathroom with slipper bath, walk in shower, WC, wash basin and heated towel rail, Bedroom 2 with exposed stone work and walk in wardrobe

Second Floor: Bedroom 3 with walk in shower, WC and wash basin

Garden with terrace and double gates to park your car.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES