

Three-bedroom house to renovate in the heart of Saint Sulpice les Feuilles



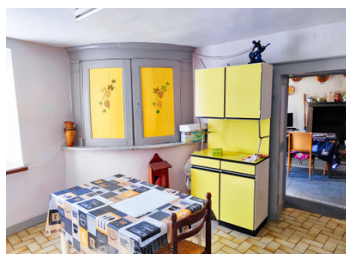
INFORMATION

Town:	Saint-Sulpice-les-Feuilles
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	127 m2

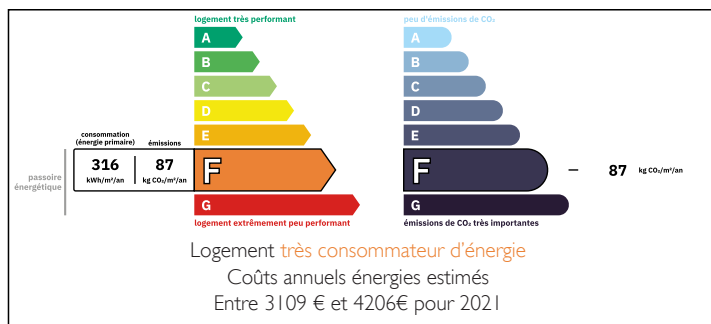
IN BRIEF

In the very centre of a lovely village in walking distance to schools, bakery, supermarket, cafes and only 5 minute by car to the A20 motorway. This is a great first start for someone or a very good lock-up-and-leave holiday home.

The house is in need of extensive renovations. It is double glazed, with original hardwood floors, exposed beams and original fireplace and beautiful original staircase – all the good things are here for someone with the imagination to bring it back to life. There is no outside space but the pub is just around the corner.



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 210 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Not for the faint hearted but will be a wonderful family home once completed.

The ground floor hosts a large bedroom, lounge and kitchen/dining area, bathroom and separate WC. Beneath the house you have cool storage in the stone wine cellar.

Upstairs there are two bedrooms which enjoy views out over the village square. The large attic is good for storage.

Attached behind the house is a large barn with an iron sheet roof. This holds the old boiler for the central heating system. This is likely to need replacing as it appears ancient but the plumbing and radiators are installed in the house so not a major job.

The house is on mains drains and the roof appears to be in reasonable condition. With correct planning permission you may be able to remove the roof on the barn to create an outside seating courtyard.

This is likely to be the best priced house in Saint Sulpice les Feuilles. Roll up your sleeves and create your own haven.

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