

under offer - Detached 3 bedroom house and large garden on edge of thriving village



INFORMATION

Town:	Saint-Sulpice-les-Feuilles
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	4010 m2

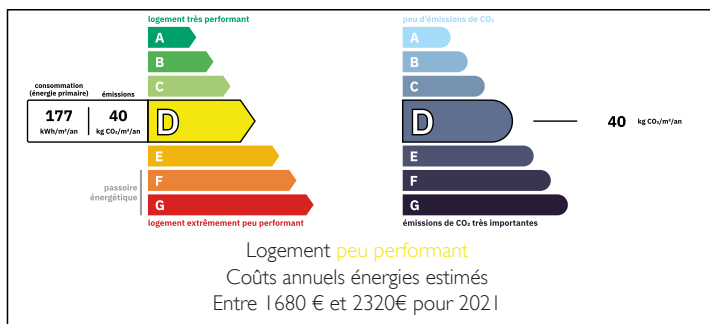
IN BRIEF

This is a well-insulated three bedroom house set in large grounds that is basically walk in ready to be a family home again. With good insulation, double glazing and central heating you are sure to be warm in winter and cool in the summer.

Set on the edge of Saint-Sulpice-les-Feuilles which has a school, supermarket, cafes, bakery and local village market– this house has something for everyone. Only 5 minutes to the A20 motorway, 15 minutes to La Souterraine with train connections to Paris and 40 minutes to Limoges.



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

Entrance is into the large well-lit kitchen with large countertops which is big enough to fit a breakfast table. Down the short hall the house has been extended to create a great entertaining space with double aspect light and doors which open out onto the patio.

This is advertised as a three bedroom house. Adjoining one of these bedrooms is another room which could be used as an office, second lounge or bedroom. There is a nice family bathroom where you would also have your utilities and a separate wc.

The barn is attached to the house and has access through to the attic which is insulated. Under the house is access to the cellar where you find the central heating boiler. Again you can see this has been well insulated keeping the house comfortable.

The house is surrounded by a large garden with a well and there is a good size paddock next to the garden. While this is not large enough for a horse there is plenty of space for a swimming pool, large vegetable garden and chickens!

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

LOCAL TAXES

Taxe foncière: 872 EUR

Taxe habitation: EUR

NOTES