

Detached house on large grounds walking distance to village



## INFORMATION

|             |                            |
|-------------|----------------------------|
| Town:       | Saint-Sulpice-les-Feuilles |
| Department: | Haute-Vienne               |
| Bed:        | 2                          |
| Bath:       | 1                          |
| Floor:      | 76 m <sup>2</sup>          |
| Plot Size:  | 2810 m <sup>2</sup>        |



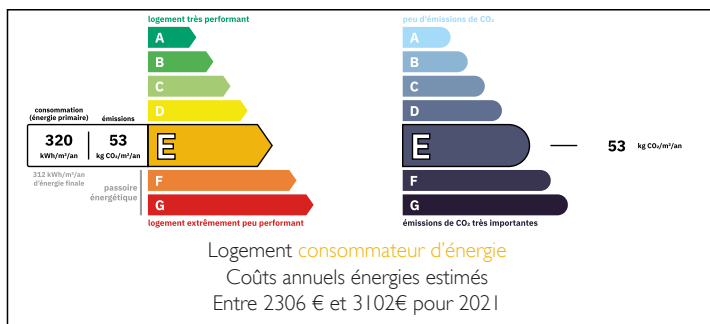
## IN BRIEF

Charming and spacious home in the picturesque town of Saint-Sulpice-Les-Feuilles.

Detached 2 bedroom house set in a large garden. Opportunity to expand into the attic or the basement utility area under the house. The house has modern gas central heating but requires a refresh.

With the convenience of being within walking distance to town amenities which include schools, cafe's, bank and weekly markets, this property offers the perfect balance of tranquility and accessibility. 15 minutes by car to La Souterraine which has trains to Paris in under 3 hours or 40 minutes by car to Limoges with the international airport.

## 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:** 750 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Discover the charm of this spacious home nestled in the idyllic town of Saint-Sulpice-Les-Feuilles.

Though the property is currently a bit cluttered, envision it as a blank canvas awaiting your personal touch. With modern central heating, double glazing, and a connection to town sewage, this residence is ready for a new family to embark on their next chapter.

The functional basement features two versatile rooms and a garage, offering ample storage or utility space.

On the ground floor, you'll find a generous living room with a bright bay window that leads out to a covered terrace, creating an inviting flow for both relaxation and entertaining. Two well-sized bedrooms, a convenient shower room, and a separate WC complement the well-appointed kitchen, which also opens to the terrace for seamless outdoor dining.

The convertibility of the attic offers possibilities for expansion or renovation, making this home adaptable to your family's needs.

Outside, a large garden adorned with established fruit trees provides the perfect backdrop for gatherings and enjoying the serene surroundings.

Situated within walking distance to essential town amenities—such as schools, cafes, banks, and weekly markets—this property strikes the ideal balance between tranquility and accessibility. Enjoy easy access to La Souterraine, just 15 minutes away by car, with train services to Paris in under three hours, or reach Limoges International Airport in just 40 minutes.

Don't miss your chance to make this charming house your new home!