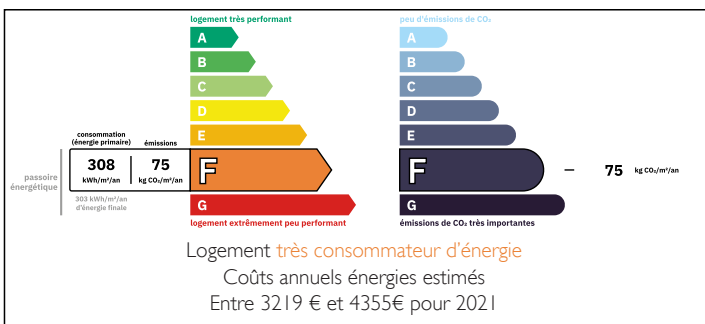


Super cute and ready for summer



## ENERGY - DPE



## INFORMATION

Town:	Arnac-la-Poste
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	95 m2
Plot Size:	4889 m2

## IN BRIEF

Charming character house on the outskirts of Saint-Sulpice-les-Feuilles. This detached home features over 4,500 meters of attached gardens, a wonderful outdoor cooking area, town water plus a well for the garden or a future swimming pool.

Inside, the ground floor hosts a living room, bepoke kitchen, and bathroom with shower and toilet, complete with a beautiful wood-burning stove.

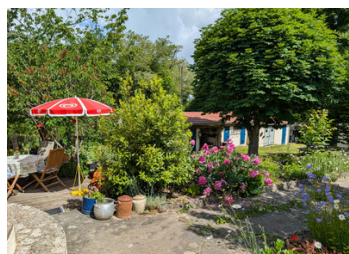
Upstairs the large bedroom has sweeping garden views.

Downstairs find a stunning bedroom with vaulted brick ceilings and garden access, a bathroom with toilet, and a utility room housing the central heating.

The lush grounds are filled with fruit trees, including a massive cherry tree. This well-maintained property has undeniable charm and is perfect for a holiday

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.



## LOCAL TAXES

**Taxe foncière: 230 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Prepare to be enchanted by this utterly charming character house, nestled on the outskirts of the idyllic Saint-Sulpice-les-Feuilles!

Imagine yourself strolling through over 4,500 square meters of lush, attached gardens, complete with a delightful outdoor cooking area and shower - pure bliss! While town water is available, a private well offers the perfect solution for irrigating the garden or future swimming pool.

Inside, the detached house boasts a welcoming entrance, cozy living room with a beautiful wood-burning stove, a well-equipped kitchen, and a convenient bathroom. Upstairs, discover a spacious, open-plan bedroom with breathtaking garden views. The lower level reveals a stunning bedroom featuring vaulted brick ceilings and direct access to the garden, along with a bathroom and utility room which hosts the central heating.

The mature grounds are a veritable orchard, overflowing with a delightful array of fruit trees, including a magnificent cherry tree.

Meticulously maintained by its current owners, this property exudes charm and is ideal as a holiday retreat or a permanent residence. Situated just 5 minutes from Saint-Sulpice-les-Feuilles for everyday essentials, 10 minutes from La Souterraine (with direct trains to Paris), and under 50 minutes from Limoges airport, convenience is at your doorstep. Don't miss the opportunity to make this exceptional property yours

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