

A delightful detached stone 4-bedroom property retaining original features, plus gite and countryside views

EXCLUSIVE



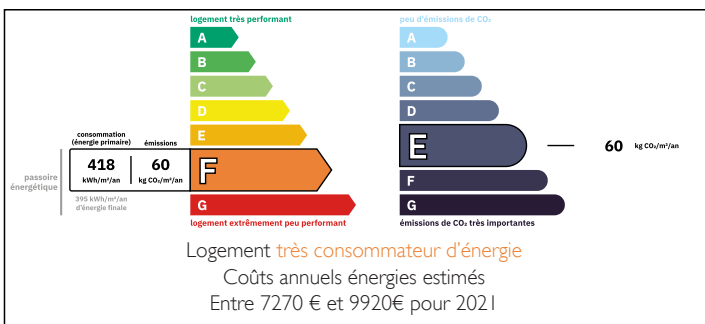
INFORMATION

Town:	Saint-Sulpice-les-Champs
Department:	Creuse
Bed:	4
Bath:	4
Floor:	185 m2
Plot Size:	1291 m2

IN BRIEF

This is a very pretty detached countryside property, between Ahun and Aubusson, in a small hamlet. There are 4 bedrooms in the main property, and there is an annex that can sleep four, accessed by separate entrance. The house is full of original features including exposed stone walls and beams, an impressive fireplace and lots of nooks and crannies.

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.



LOCAL TAXES

Taxe foncière: 669 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

To the front of the house is an enclosed private courtyard with iron gates. The main front door leads to an entrance hallway, big enough for a desk or small sofa, with feature fireplace. A window overlooks the rear garden. To the right, the large sitting room with mezzanine library or snug, has a pellet burner and windows on two aspects. All of the windows in the house are double-glazed.

This spacious room leads to a downstairs bedroom and a shower-room, which can also be accessed from outside.

To the left of the entrance hall, there is a welcoming dining room with beautiful granite fireplace and lots of original features including the old granite sink, and round windows. There is a door and window to both the front and rear of the property. Next on the ground floor is the kitchen, which leads to a pantry with sink and work units.

A closed staircase leads up to the first floor comprising 3 bedrooms, two shower rooms, and corridor. There is a hatch to the small loft.

Out the back door, there is another enclosed and private courtyard, and access to a separate boiler/utility room (oil heating, supplemented by the wood and pellet burners). There is a small stone outbuilding. Further round, there are external stairs leading to the annex. This offers additional independent space for visiting family or as a gite.

The gite is open...