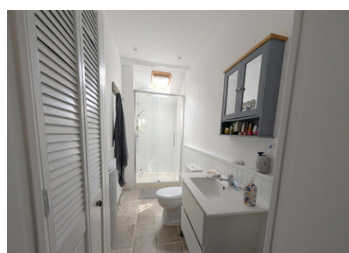


Character Cottage with Gite and Beautiful Forest Views

EXCLUSIVE



INFORMATION

Town:	Saint-Sulpice-les-Champs
Department:	Creuse
Bed:	5
Bath:	2
Floor:	88 m2
Plot Size:	775 m2

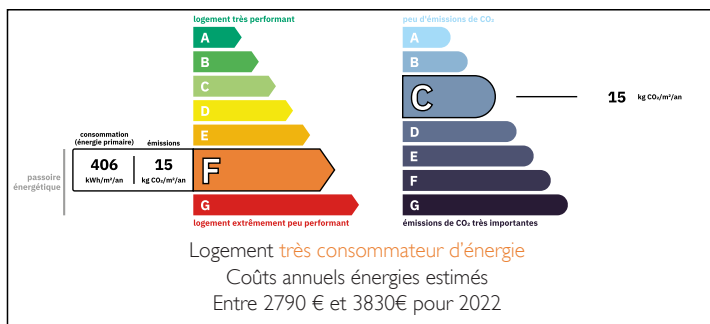
IN BRIEF

Nestled in a peaceful little hamlet of just ten houses, this beautifully presented three-bedroom stone cottage with a 2 bedroom gite offers a blend of traditional character, comfort and potential. Situated at the end of the hamlet, the property enjoys a charming country setting, with fabulous views over the surrounding forest.

Full of character, the main house has a wonderfully welcoming atmosphere, with exposed beams and a beautiful granite fireplace housing a wood-burning stove – the natural heart of the living room. The fitted kitchen has French doors opening directly onto the terrace and large garden, creating a lovely flow between the house and the outdoor space. The garden is a particularly attractive feature, offering plenty of space for relaxing, entertaining and enjoying the peaceful setting.

Despite its rural setting, the property is just 4

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

MAIN HOUSE

GROUND FLOOR: living room/dining room, fitted kitchen opening up onto the terrace, new shower room with WC

FIRST FLOOR: landing which doubles as a useful office space, bedroom 1, bedroom 2, bedroom 3

The main house is heated by a wood-burner and electric radiators.

INDEPENDENT GITE

Adjoining the main house is a tastefully decorated and fully equipped two bedroom gîte, offering excellent flexibility for visiting family and friends or the possibility of generating rental income as a holiday home.

The gîte has its own welcoming character with a newly fitted bathroom and double-glazing throughout. It currently does not have a heating system but a wood burning stove would be easy enough to install.

GROUND FLOOR:

Open-plan kitchen/living room.

FIRST FLOOR: bedroom 1; bedroom 2, study, recently fitted shower room and WC

LOCAL TAXES

Taxe foncière: 334 EUR

NOTES

Whether used as a maison d'amis, family accommodation or a holiday rental, the adjoining gîte provides a fantastic additional opportunity.

Between the cottage and the gîte, there is a garage.

This is a charming property for those looking for a characterful French country home, combining traditional features with modern comforts, generous outdoor space and the added versatility of separate guest accommodation.

Approximate Measurements Main House

GROUND FLOOR