

This unique property comprises of two very individual houses and could provide a great business opportunity



INFORMATION

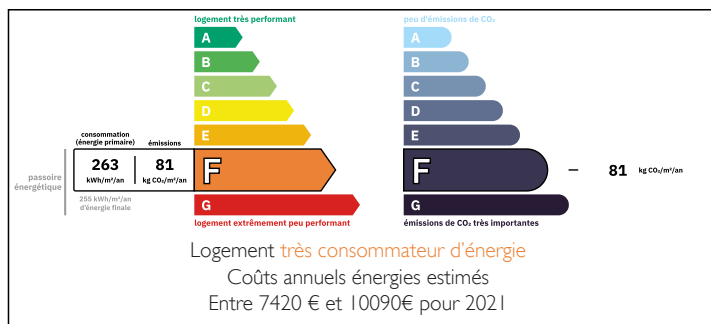
Town:	Saint-Sulpice-les-Feuilles
Department:	Haute-Vienne
Bed:	9
Bath:	4
Floor:	450 m2
Plot Size:	1000 m2



IN BRIEF

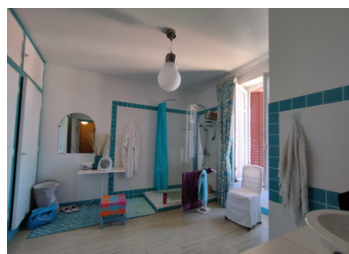
This rare opportunity in a beautiful village location comprises of a brand new build with open plan downstairs and three bedrooms and a maison ancienne which currently has 6 bedrooms and 3 bathrooms with a further 3 for renovation. Both houses have a large garage, there is a gravelled courtyard between the two and a lovely garden to the side of both.

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 habitation: EUR

NOTES

DESCRIPTION

Looking for large flexible accommodation in a village setting with the peace of the countryside then this is for you !

The properties offer numerous opportunities from a chambre d'hotes to a multi family lifestyle or the possibility to run workshops with accommodation.

The new build has a covered terrace and entrance door to the side , once inside you have a blank canvas to make your own, all the plumbing and electrics are completed but you have the opportunity to fit the kitchen of your dreams. The open plan kitchen, dining area and lounge are flooded with light from the large red framed windows and doors . From the lounge area there is access to the large double garage (9.5m x6.9m)with mezzanine floor above. From the kitchen you enter a small lobby with a toilet and shower room(1.6m x 3.9m) and 1st bedroom/2nd reception room (3.4m x 3.9m)with double doors to the garden. Stairs to the first floor also lead from the lobby. Once upstairs you will find bedroom 2 (4.2m x 6.9m) with exposed beams, built in storage and a Juliette balcony.Bedroom 3 (6.9m x 2.4m) also has built in storage , exposed beams and a feature round window. Upstairs has wood flooring throughout. This property has been finished to a high standard and offers someone a stunning new home.

In between this property and the original house is a graveled courtyard which creates a great social space. There is access to the storage...