

Wonderfully refreshed detached house walking distance to all amenities



EXCLUSIVE

## INFORMATION

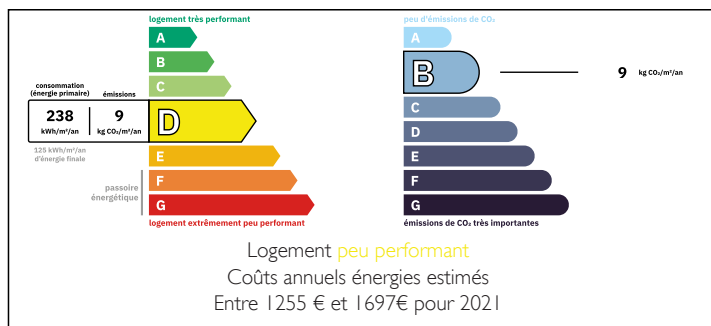
|             |                            |
|-------------|----------------------------|
| Town:       | Saint-Sulpice-les-Feuilles |
| Department: | Haute-Vienne               |
| Bed:        | 2                          |
| Bath:       | 1                          |
| Floor:      | 78 m2                      |
| Plot Size:  | 2144 m2                    |

## IN BRIEF

More than meets the eye here on a great two bedroom house in the middle of town. Possible to create a third bedroom downstairs. New kitchen and bathroom installed as part of complete makeover project. Modernized central heating and beautiful established gardens. Good roof and large garage and workshop areas under the house. Walking distance to all amenities.

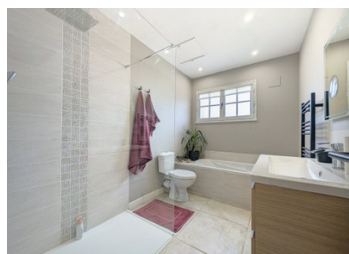


## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

Make this your own family home or holiday home in the vibrant village of Saint-Sulpice-les-Fueilles in this wonderful property which is wrapped in over 2,000m<sup>2</sup> of established gardens.

The main living is elevated above the garage. This provides great light all day as the sun travels around the home and also gives great views of the established gardens.

Entrance to the house is into the freshly renovated kitchen complete with new appliances and large kitchen island where guests can relax and chat over a glass of wine or a coffee.

Opposite is the lounge/salon area with wood parquet flooring. This area comfortably hosts a six seating dining table for formal gatherings and a great lounge space for snuggling down and watching a movie. The double aspect light makes this a wonderful entertaining space.

Both bedrooms have been refreshed with new flooring and storage space added. The bathroom is spacious with a walk in shower and a bathtub to soak away the cares of the day.

Beneath there is a great sized garage with adjoining workshops and a room which could become a third bedroom (subject to planning permission)

In the garden there is a garden workshop area which is great for housing the tools. The garden also features a well – handy for putting down a vegetable patch or installing a pool.

The house has secondary glazing, central heating, town water supply and can be connected to the mains sewage system.

Well located for schools, cafes, supermarkets and the bakery,...