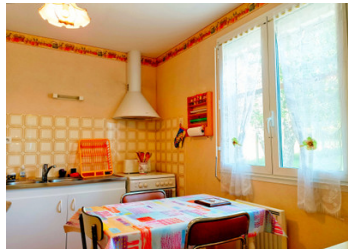


Pretty little pea in a choice location!



## INFORMATION

Town:	Saint-Sulpice-les-Feuilles
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	87 m <sup>2</sup>
Plot Size:	2300 m <sup>2</sup>

## IN BRIEF

Two bedroom bungalow on large flat section of land (nearly an acre) which is fully fenced and gated. Ideal as holiday home, for your retirement or starter home. This is a fairly recent, modern build so there are no major works to foresee for the immediate future. Something here for everyone including a shed for gardening and garage for tinkering. It is set off a very quiet road on the edge of town and walking distance to all amenities in Saint-Sulpice-les-Feuilles.

## 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

Set off a quiet road leading into the countryside on the edge of Saint-Sulpice-Les-Feuilles you will find this little gem of a property.

Everything has been done to maximize the space available on this tidy home.

On the front of the house a glazed porch has been added to provide space for removing shoes and hanging coats.

Inside you have two good size bedrooms, separate kitchen, bathroom and WC.

The large lounge flows out into the double glazed rear veranda which sits nestled in the huge garden. Doors on all sides of the conservatory can open to provide a cooling breeze on a hot summer's day.

The house is on a modern septic tank system.

For those who like to tinker there is a separate garage and also a garden shed set back in the grounds where you will find established fruit trees.

If you are looking for something neat and on the more manageable size this one will be hard to beat with its location so handy to Saint Sulpice les Feuilles town centre.

Priced under €90,000 this will go quick.

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

## NOTES