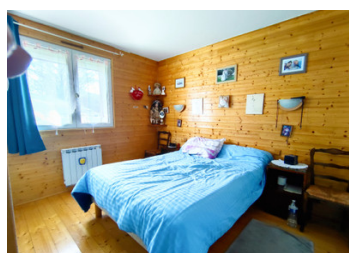


## Detached single level living on flat fully fenced land



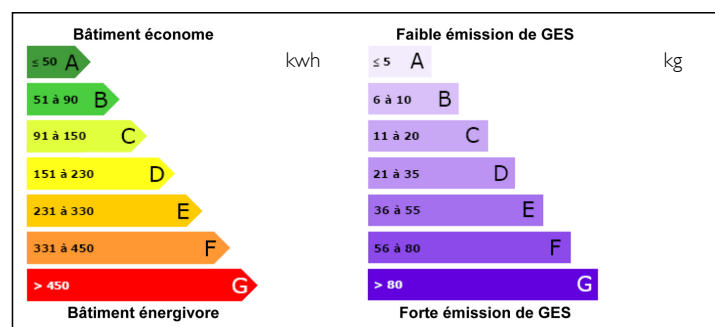
## INFORMATION

Town:	Beaulieu
Department:	Indre
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	1903 m2

## IN BRIEF

Great bones here in Beaulieu you have a single level three bedroom house with mains drains (no fosse), a good roof and surrounded by large flat fully fenced gardens fed by the onsite well. This detached house is fully fenced with automatic gates. Full amenities available in the town of Saint Sulpice Les Feuilles only 10 minutes away including school, supermarket, petrol station, cafes and restaurants and you are only around 20 minutes to the larger town of La Souterraine with train connections to Paris and beyond. Limoges airport is under 1 hour

## 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: 580 EUR

## NOTES

## DESCRIPTION

Roll in through the electric gates to this great single level house with over 3,700 meters of flat land which is ideal for those seeking a more self-sustaining lifestyle.

The house has an enclosed veranda on the front which could be quickly opened up to increase light into the house and add to curb appeal. The house features tile and wood floors throughout which helps to magnify the daylight and create light open spaces.

The lounge is over 40 meters and features a lovely log burning fireplace to keep the chills at bay, double aspect windows insure this is a bright room which take in views of both the front and back gardens. Off the lounge is a fully equipped kitchen and dining room with double sink, dishwasher and room to host an American sized fridge.

Down the hallway there are three generous sized bedrooms with polished wood floors and full family sized bathroom with large walk in shower.

Outside on the rear terrace a pool area has been created to cool down after spending time in the garden. The large flat grounds surrounding the house have been setup to harvest water from the buildings and this is supplemented by a well onsite. However there is mains sewage connection so you do not need worry about costly fosse upgrades.

Attached to the house is a fully enclosed garage for parking the cars and there is additional covered parking under the hangar to the rear of the garage. Down the rear...