

Charming 2-bed home with beautiful gardens and breathtaking views. An ideal holiday retreat.



EXCLUSIVE

## INFORMATION

Town:	Saint-Sulpice-le-Guérétois
Department:	Creuse
Bed:	2
Bath:	1
Floor:	86 m <sup>2</sup>
Plot Size:	1599 m <sup>2</sup>

## IN BRIEF

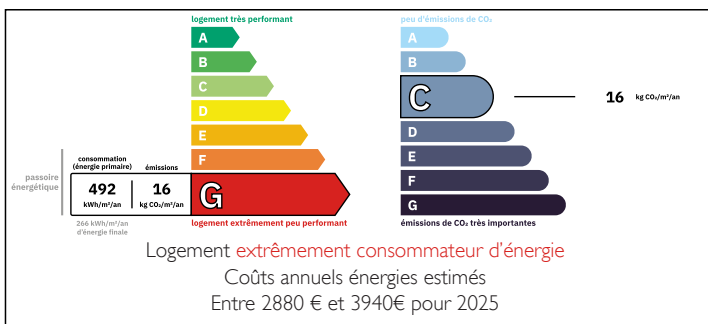
This charming well-maintained two-bedroom property is ideally located just a short distance from a pretty village, offering both peace and convenience. Thoughtfully renovated, the home features a ground-floor bedroom and bathroom room, making it suitable for those seeking single-level living or welcoming guests with ease.

Nestled in a picturesque corner of the Creuse, the property is surrounded by gently rolling countryside — a perfect backdrop for anyone looking to enjoy rural tranquility while still being within easy reach of amenities.

The bustling market town of Guéret is just a 10 km drive away and offers supermarkets, shops, cafés, and medical services. For those travelling further afield, Limoges International Airport is just an hour's drive, with regular flights to and from the UK.



## 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

Sitting on a quiet country road, this detached property offers peace, privacy, and a charming slice of rural life, just a short drive from the village of Saint-Sulpice-le-Guérétois.

You enter the home directly into a welcoming country-style kitchen, (23m<sup>2</sup>), complete with fitted wall and floor units, a tiled floor, and ample space for a dining table and chairs. A wood-burning stove adds warmth and a cosy focal point, perfect for relaxing meals or entertaining. Off the kitchen is a pantry area that provides useful storage, leading through to a ground floor double bedroom, (13.68m<sup>2</sup>), with views across the garden, and a bathroom, (5m<sup>2</sup>), equipped with a shower cubicle, bathtub, and vanity unit with wash basin, with a separate WC.

From the kitchen, step into the comfortable living room, (25m<sup>2</sup>), featuring dual-aspect windows that fill the space with natural light. A staircase leads from the salon to the first-floor bedroom, (25m<sup>2</sup>), — a spacious room with laminate flooring, ideal for use as a primary bedroom or even a combined sleeping and work area. This room also offers access to a storage area, perfect for keeping belongings neatly tucked away.

Outside, the rear of the property opens onto a generous garden with a sunny terrace — the perfect spot to unwind and soak in the breathtaking countryside views beyond. The garden is mostly laid to lawn, interspersed with a variety of established trees, offering both shade and privacy. Beneath the house, you'll find a cellar, providing even more storage space, and...

## LOCAL TAXES

**Taxe foncière: 722 EUR**

**Taxe habitation: 644 EUR**

## NOTES