

A lovely three bedroom stone cottage renovated throughout with spacious garden and countryside views beyond.

EXCLUSIVE



## INFORMATION

Town:	Saint-Priest-la-Feuille
Department:	Creuse
Bed:	3
Bath:	1
Floor:	133 m2
Plot Size:	1198 m2

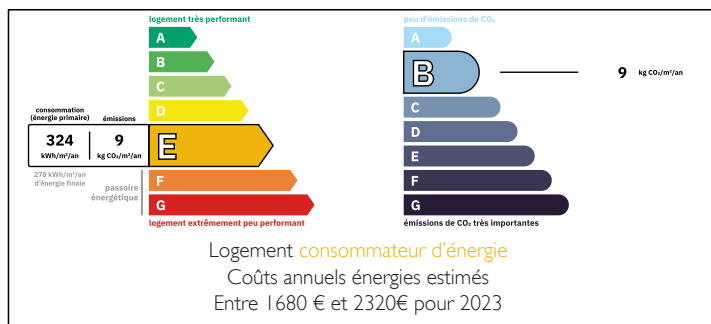


## IN BRIEF

Sitting back from the quiet country road, on the gravelled driveway, very pretty and full of charm, this three-bedroom cottage has been updated throughout over the last couple of years. Previously used as a holiday home, it would also make a cosy and comfortable family home. With some small work to finish, decorating of the guest bedrooms

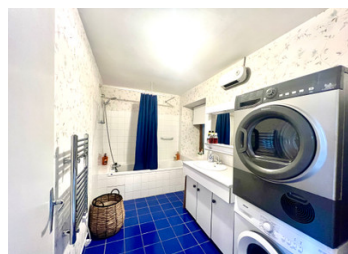
The property benefits from an excellent location, just a short distance from the market town of La Souterraine, which has a train station with direct services to Paris (approx. 2h45) and Limoges. The town offers a variety of amenities, including restaurants, cafés, boutique shops, DIY stores, and supermarkets. The highlight of the week is the vibrant farmers' market, set around the medieval church every Saturday, adding an extra touch of charm and local life.

## 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.



## DESCRIPTION

The property is set back from a very quiet road, with a gravel driveway and a garage for one car.

You enter directly into the open-plan dining room and kitchen (54m<sup>2</sup>) — a spacious, light-filled area. One end features an exposed stone wall, while the kitchen occupies the other. A barn door opens onto the back garden, offering stunning, far-reaching countryside views.

The salon (24m<sup>2</sup>), also very spacious, has a wood-burning stove and double doors leading to the garden. On the ground floor, there is a family bathroom (6m<sup>2</sup>) with a bath, overhead shower, and vanity sink, as well as a separate WC. And space to house the washing machine and dryer.

Upstairs, two rooms have been added from what was once unused attic space: two good-sized double bedrooms (24.21m<sup>2</sup> and 15.30m<sup>2</sup>) with Velux windows and exposed woodwork, one needing decorating. Both are newly plastered. A third bedroom (9.68m<sup>2</sup>) has been plaster boarded, and has a velux window, the skimming of the walls remains to be done. With a WC and sink unit, making a practical space for guests, and a small landing area, completing the internal layout.

The garden wraps around the property, laid mainly to lawn, with established trees and shrubs. It is fully fenced, with double gates at the top end — perfect for off-road parking, such as a motorhome. Additional features include a shed, a 15m<sup>2</sup> outbuilding for garden storage, and a small outhouse ideal for storing firewood. A well is also...

## LOCAL TAXES

**Taxe foncière: 650 EUR**

**Taxe habitation: 680 EUR**

## NOTES