

Charm, Character and Space. So much to fall in love with.



## INFORMATION

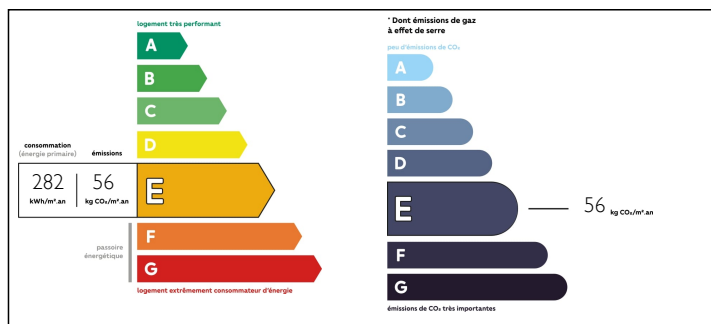
Town:	Beaulieu
Department:	Indre
Bed:	3
Bath:	2
Floor:	85 m2
Plot Size:	639 m2



## IN BRIEF

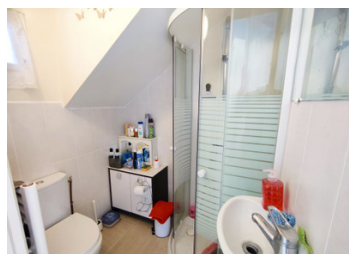
Excellent semi-detached three bedroom house with ground floor bedroom located in the charming village of Beaulieu. Definitely more to this house than initially meets the eye as it unfolds into a spacious cottage with elevated views over the Haute Vienne countryside. Full amenities available in the town 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.



## DESCRIPTION

If you are looking for a character lock up and leave holiday home then this one should definitely be on your list!

The ground floor features a large entertaining lounge with tiled floors, feature stone fireplace and massive exposed beams. The dining room has views out to the rear garden and doubles as a secondary seating area for entertaining guests. The galley kitchen has made maximum use of space and leads out to the terrace with elevated views over the countryside. Perfect for indoor/outdoor entertaining. There is a downstairs bedroom and full bathroom which is ideal if you have guests staying.

Upstairs a mezzanine floor currently hosts a fourth bed but this could be a secondary lounge or reading nook. There are two very decent sized bedrooms on this floor which have stunning views and are light and airy. A second full bathroom completes this level.

The garage runs along the left side of the property providing space for the central heating and storage for cars or hobby space. Outdoor furniture from the patio is easily placed into winter storage via the rear garage door which connects to the terrace.

There is a local restaurant in the village only a short walk away or full amenities are 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...

## LOCAL TAXES

Taxe foncière: 300 EUR

## NOTES