

Well presented large townhouse with business potential

EXCLUSIVE



INFORMATION

Town:	Châteauponsac
Department:	Haute-Vienne
Bed:	4
Bath:	5
Floor:	140 m2
Plot Size:	87 m2

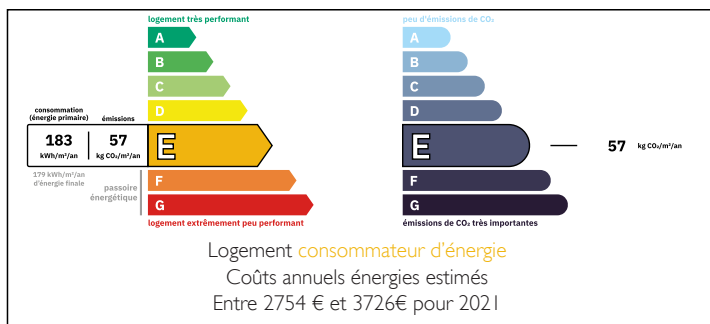
IN BRIEF

Beautifully presented four-bedroom house in the middle of historic Châteauponsac with an en-suite to every bedroom. Perfect for a Bed and Breakfast, a lock-up and leave holiday home or for rental. A new kitchen, butler's pantry, heating and double glazing completes this easy care package.

There is no garden or balcony, but the house is located in an area of exceptional natural beauty and there are many wonderful walks along the nearby river and in the surrounding countryside.

5 minutes to the A20 and 30 minutes to Limoges. 15 mins to La Souterraine with an intercity train to Paris.

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

Beautifully presented four-bedroom house in the middle of historic Châteauponsac with an en-suite to every bedroom. Perfect for a Bed and Breakfast, a lock-up and leave holiday home or for rental. A new kitchen, butler's pantry, heating and double glazing completes this easy care package.

Enter into the formal reception room with a feature granite fireplace. The morning sun plays delightfully through the double glazed windows.

Also off the hallway is a guest WC and further along is the first of four generous sized bedrooms with a well-appointed bathroom hidden behind a floor to ceiling mirror.

The marvellous oak staircase leads up to the first floor which houses the newly installed kitchen and opposite on the other side of the house a very spacious lounge.

Moving on up brings us to the master bedroom with its private bathroom hidden behind a bookcase. This room has a walk-in wardrobe. Opposite is the third bedroom with another en-suite shower and WC. This bedroom has currently been dressed as a formal dining room and enjoys elevated views across the town.

The top of the house has been converted into the largest of the bedrooms which can comfortably fit two double beds with room to spare. With a large en-suite and walk-in wardrobe this could be the perfect teenage chill out room.

There is double glazing and the house has central heating.

Located in the middle of this pretty town perched on a rock above the Gartempe, you are a stroll away from the...

LOCAL TAXES

Taxe habitation: EUR

NOTES