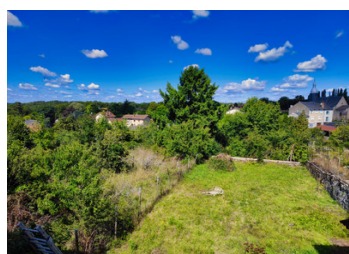


Large town house to renovate with garden and views

EXCLUSIVE



INFORMATION

Town:	Châteauponsac
Department:	Haute-Vienne
Bed:	6
Bath:	1
Floor:	175 m2
Plot Size:	361 m2

IN BRIEF

Located on a quiet street leading towards the river Gartempe in the small historic town of Châteauponsac, this large town house is looking for someone to bring her back to life and to take her on as either a permanent residence or holiday home. She could even be a bed and breakfast.

The generous proportions of the rooms speak of the wealth of previous owners, she is probably about 150 years old, or perhaps more. There is even a small vaulted wine cellar under the house. The garden is large enough for a veggie patch and for pets to roam.

The uninterrupted views across town and towards the Gartempe valley are just beautiful. Within walking distance to supermarket, the Saturday produce market on the main square and the river walks. The town is well placed close to the...

ENERGY - DPE

DPE not required.

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

This house has a lot of character and many of the original features remain. She will need renovation from top to bottom, but is she is very solid and seems structurally in good condition. The house is connected to mains drains.

When entering from the street you have a kitchen space to the right and another room with an old mantelpiece to the left. At some point the house was divided into two apartments, so a wall that was added to create a hallway on the ground floor could be removed to create a more open floor plan.

On the ground floor you will also find a dining room with views over the garden, and a shower room with toilet.

A staircase takes you from the front hallway, upstairs to the first level which has four generously sized rooms, three of which are currently used as bedrooms. The remaining rooms is used as an office and has another mantelpiece. The chimney is still there so wood burners should be able to be reinstated. This floor needs another bathroom and the smallest of the three bedrooms would be an excellent choice as the downstairs bathroom is just below.

On the second floor there is small room with a sink, and two small bedrooms. An adjacent storage room would make an excellent bathroom. Again, it is right above the downstairs bathroom.

On this level you will also find the attic room which takes up about half of the space under...

NOTES