

Charming renovated Home & Gite: serene setting & stunning views on 4.8ha of land, pool, ponds & outbuildings



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Champagnac-la-Rivière |
| Department: | Haute-Vienne          |
| Bed:        | 7                     |
| Bath:       | 4                     |
| Floor:      | 267 m2                |
| Plot Size:  | 47922 m2              |

## IN BRIEF

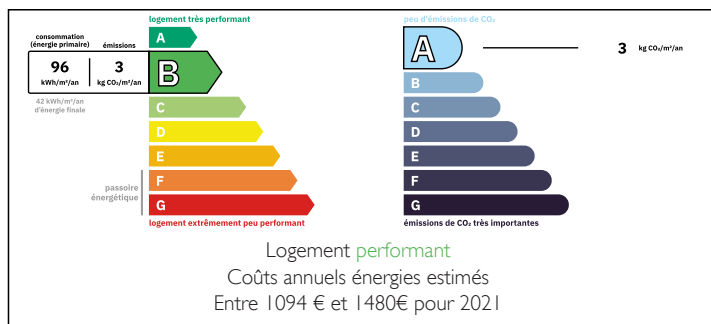
Experience tranquility, elegance, and ample space in this remarkable estate entered via electric gates. Impeccably renovated, the main house and gite nestle amidst 4.8 hectares of land, boasting panoramic views.

The main residence boasts a generous living area, including two lounges and a dining area, complemented by a well-appointed kitchen, laundry room, and guest toilet on the ground floor. Ascend the designer staircase to discover a luxurious master suite with en suite, alongside three further bedrooms and a bathroom.

The gite offers a comfortable living room, kitchen, laundry facilities, and a guest toilet on the ground level. Upstairs, find a master bedroom with en suite, two additional bedrooms, and a bathroom. A covered terrace and semi-underground heated pool beckon outdoor relaxation on sunny days.



## 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.



## LOCAL TAXES

**Taxe foncière:** 1345 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Main house layout, room sizes and features:

On the ground floor:

- A living area of 61.3m<sup>2</sup> with two lounge areas and a dining area; wood burner
- A fitted kitchen of 28m<sup>2</sup>
- A laundry room of 15m<sup>2</sup>
- A separate toilet

On the top floor:

- A master bedroom of 19m<sup>2</sup> with en suite bathroom of 12m<sup>2</sup> (bathtub and shower)
- Three bedrooms of 10, 12 and 10 m<sup>2</sup>
- A bathroom of 5.5m<sup>2</sup>

Well insulated and equipped with efficient heating systems, the main property boasts an impressive energy rating B. On the ground floor there is underfloor heating by an air to water heat pump and on the top floor there are air to air heat/air conditioning units.

Gite layout, room sizes and features:

On the ground floor:

- A living room of 30m<sup>2</sup> with wood burner
- A fitted kitchen of 20m<sup>2</sup>
- A laundry room of 4.7m<sup>2</sup>
- A separate toilet

On the top floor:

- A master bedroom of 20m<sup>2</sup> with en suite bathroom
- Two bedrooms of 11m<sup>2</sup>
- A bathroom of 6.5m<sup>2</sup> with bath tub and shower

This house is well insulated and heated by a wood burner. Additionally there are air to air heat/air conditioning units. Guests can enjoy a covered terrace and the semi-underground pool.

Other details and features:

- Two barns: one with a workshop and attached to the gite and the other one close to one of the ponds
- Private parking
- Two ponds