

Three detached houses on 12.5ha, stunning views, in peaceful and private setting



INFORMATION

Town:	La Chapelle-Montbrandeix
Department:	Haute-Vienne
Bed:	5
Bath:	4
Floor:	233 m2
Plot Size:	124909 m2

IN BRIEF

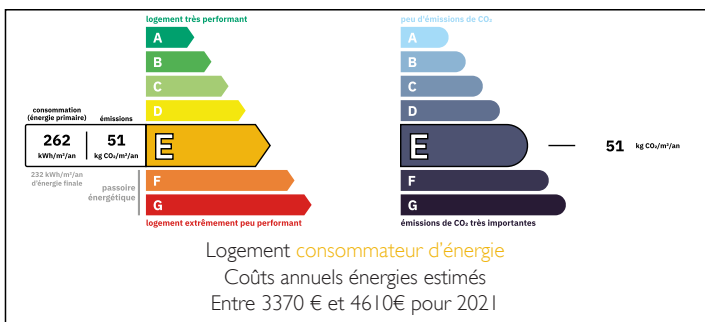
Nestled in the Périgord-Limousin Regional Natural Park, this serene 12.5ha property boasts stunning countryside views and proximity to numerous tourist attractions. It features three detached houses, stables, and a shed.

The 132m² main house offers a kitchen, spacious living room with dining area, three bedrooms, and a bathroom on the top floor, plus a 48m² balcony with sweeping views. Below are a laundry, garage, workshop, and an extension with a shower and technical room.

The second house (61m²) includes a kitchen-dining area, living room open to the bedroom, bathroom, storage, and a garage with solar panels. The third house (40m²) features a ground-floor kitchen-living room and bathroom, with a bedroom upstairs.

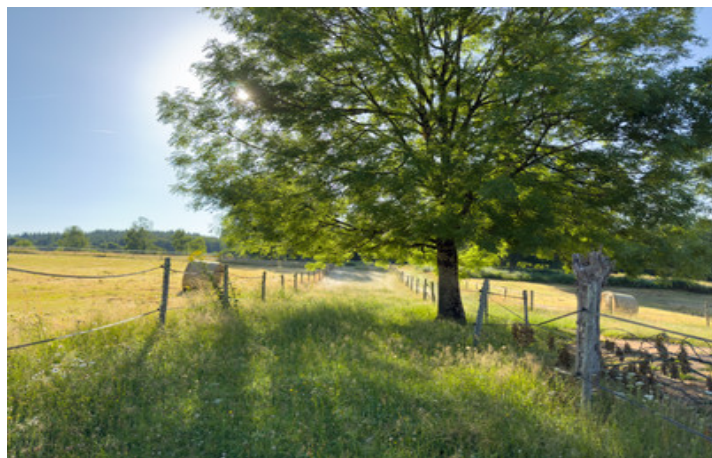


ENERGY - DPE



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: 965 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Surfaces and characteristics:

1.Main house (3 bedrooms - 132m2) :

- ground floor (137 m2): hall 9.7 m2, laundry room 5.8 m2, workshop 38.8 m2, garage 41.6 m2, extension 7.8 m2 with shower, toilet 2.1 m2 and technical room 3.3 m2
- top floor (132 m2): kitchen 13m2, living room 46m2, hall 22 m2, toilet 2.3 m2, shower room with toilet 9 m2, three bedrooms (11.5 m2, 11.5 m2 and 13 m2), balcony 48m2 accessible from the kitchen and one of the bedrooms
- oil based central heating with underfloor heating in the kitchen, plus wood burner
- double glazing

2.Second house (one bedroom - 61 m2) :

- kitchen with dining area 26.4 m2, living room with bedroom 28.6 m2, shower room 6.3 m2, storage closet 7.2 m2
- attached a garage 70.7 m2 with solar panels (self-consumption) and workshop 13.9m2
- heated by the wood burner in the kitchen area

3.Third house - Gite (one bedroom - 40 m2):

- ground floor : kitchen and living room of 22.9 m2, shower room with toilet 4.2 m2
- top floor (attic) : bedroom 7.8 m2
- heating by wood burner

Other:

- stables 27 m2
- shed 11.5m2
- two septic tanks, one for the main house and one for the two other houses (up to code)
- rain water storage of 3000 liters
- roofs in good condition
- the land consists of grassland and wood

Location:

9 minutes from Cussac (supermarket, DIY store, bakery, pharmacy), 24 minutes from Rochechouart, 26 minutes from Nontron, and 18...