

3-bed House with Outbuildings, Gardens, and Well, not overlooked in a Peaceful Hamlet

EXCLUSIVE



INFORMATION

Town:	Champagnac-la-Rivière
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	118 m ²
Plot Size:	2745 m ²

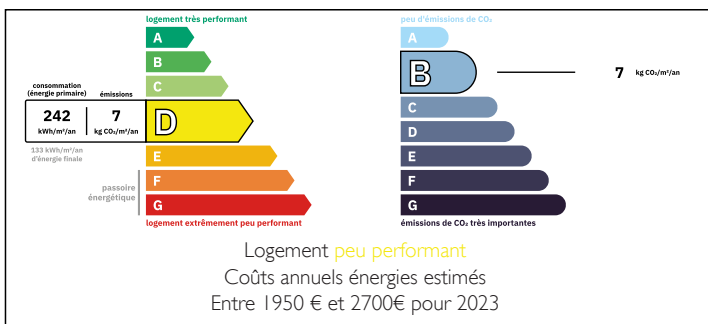
IN BRIEF

This charming property combines rustic allure with renovation potential to suit your needs. Located in a delightful hamlet in the heart of the Champagnac-la-Rivière countryside, this 118 m² house offers a tranquil setting with no direct neighbors. The ground floor features a spacious living room, a kitchen, a bathroom, and two bedrooms, while the upper floor includes a large bedroom and an attic with conversion potential.

Comfort is ensured by two heat pumps, two wood-burning stoves, and electric radiators. Additionally, recent upgrades include solar panels (2010), double glazing (2007), and a renovated roof (2008).

The outdoor spaces consist of an east-facing garden behind the house and a west-facing garden directly across a small road. Outbuildings include an attached workshop, a traditional bread oven, a functional well,

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

Ground Floor:

- Living room: 29.4 m²
- Kitchen: 22.8 m²
- Bathroom: 9.9 m²
- Two bedrooms: 17.9 m² and 16 m²

Upper Floor:

- Spacious bedroom: 20.6 m²
- Convertible attic with insulation

Exteriors:

- Attached workshop: 8.9 m²
- Well
- Bread oven
- Small derelict structure: 5 m²
- Outbuilding with collapsed walls
- Attached outbuilding: 24 m²

Location

Conveniently situated just 11 minutes from Chalus, where you'll find essential amenities, including a modern supermarket, pharmacy, restaurants, doctors, a veterinarian, DIY stores, and more. Chalus also hosts a weekly market featuring local produce. The town's historic center boasts well-preserved medieval ruins and is the starting point of a scenic 13 km hiking/cycling trail to Oradour-sur-Vayres. For additional needs, Saint-Junien is 35 minutes away, offering a hospital, larger supermarkets, and additional stores.

Nearby Leisure:

- Grand Puyconnieux (6 min) and Foret de Boubon (11 min): scenic viewpoints and hiking trails
- Masselièvre Pond (8 min) and Saint-Mathieu Lake (17 min): ideal for fishing, hiking, and picnicking

Accessibility

Limoges Airport is only 36 minutes away, offering domestic and international flights to destinations such as Paris, Lyon, London Stansted, and Manchester.

LOCAL TAXES

Taxe foncière: **548 EUR**

Taxe habitation: **EUR**

NOTES