

Offer accepted - Exceptional property - main house with gîte, pool, 6 hectares of land and a small lake

EXCLUSIVE



INFORMATION

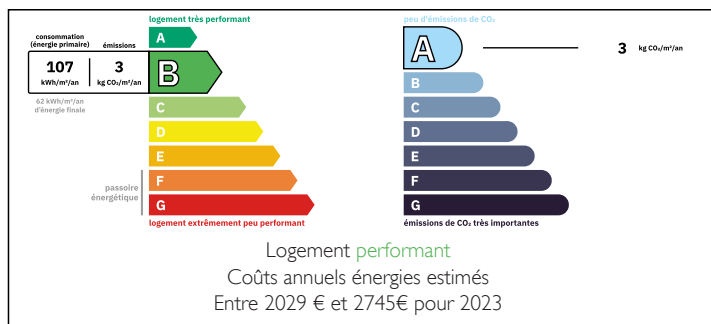
Town:	Champsac
Department:	Haute-Vienne
Bed:	7
Bath:	5
Floor:	260 m2
Plot Size:	63917 m2

IN BRIEF

Offer accepted. Nestled in the heart of the Périgord-Limousin National Park, this stunning estate features a spacious four/ five bedroom main house, a two bedroom gîte, a double garage, barn and swimming pool. Six hectares of land and a small lake complete this ensemble.



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: 1665 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Accessed via a private driveway, on entering the property you will be impressed by the beautifully renovated, spacious main house.

Enter into the hallway, leading onto the grand 80m² dining area and opening onto the lounge with double doors giving access to the garden and pool area. A cosy log burner and exposed stone work and beams adds to the character of this old traditional French farmhouse.

With modern comforts such as underfloor heating and double glazing, this house is a successful 'old meets new' renovation.

The spacious fully fitted kitchen (34m²) has doors leading to a utility room, a downstairs WC and a study, which can also be accessed via the entrance hall.

Upstairs, you will be delighted by the master bedroom, with its ensuite bathroom, walk in dressing room and access to the balcony which is a fantastic place to view your land and the surrounding countryside.

There is a further large bedroom with ensuite bathroom, and two further bedrooms which share another bathroom and a small bedroom that could be another study or a dressing room.

The gite is 57m² and is ready to use for visiting families, friends or for generating a revenue. It has a cosy lounge / kitchen, a main bedroom with bathroom on the first floor and a further bedroom on the second floor with a WC.

There is a double garage (45m²) and a barn for storage (60m²).

The land is mostly prairie (around 4.9 hectares) with a...