

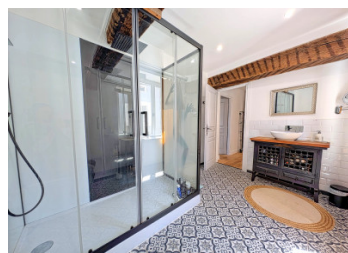
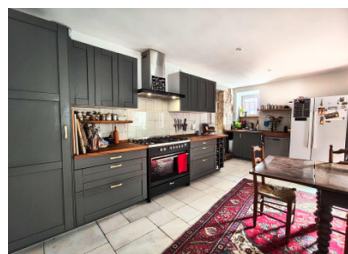
Large village house with a private garden courtyard and barn.



EXCLUSIVE

## INFORMATION

Town:	Châteauponsac
Department:	Haute-Vienne
Bed:	4
Bath:	0
Floor:	175 m <sup>2</sup>
Plot Size:	600 m <sup>2</sup>



## IN BRIEF

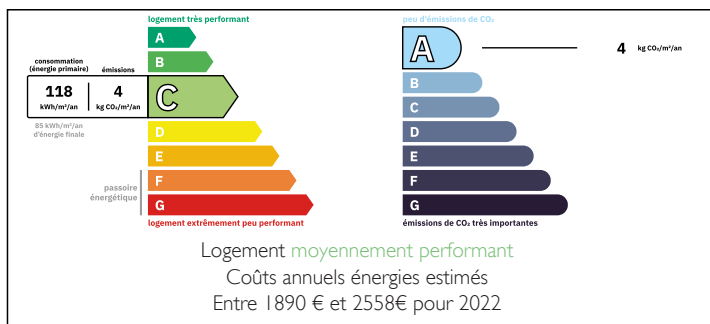
Nestled in historic Chateauponsac, this stunning four-bedroom home has been renovated over four years, breathing new life into its grand past. Centrally located on a quiet side street near cafes and shops.

The ground floor features a spacious kitchen/dining area with a wood burner. A relaxing lounge, cloakroom, laundry room, and WC complete this level.

Upstairs, the family lounge boasts abundant light and an Italian wood pellet burner. The large master bedroom includes a walk-in wardrobe and an ensuite with waterfall shower. The second level atrium leads to two bedrooms, a family bathroom, and a studio room with an additional mezzanine floor.

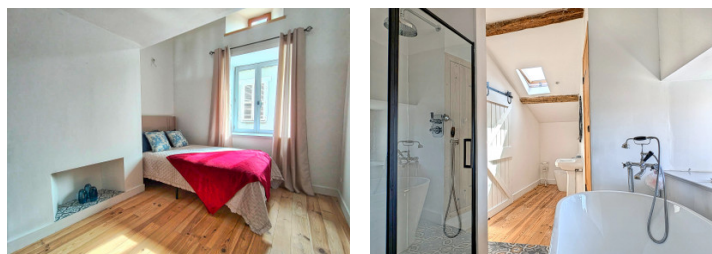
Outside, find a 100m<sup>2</sup> barn that takes you to a luminous, private, stonewalled courtyard garden with

## ENERGY - DPE



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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

Discover the allure of Chateauponsac with this exceptional four-bedroom residence, a testament to thoughtful renovation and a seamless blend of historic charm and contemporary comfort.

Nestled on a tranquil side street just steps away from Chateauponsac's bustling main square, this home offers unparalleled access to the town's amenities. Indulge in the delights of nearby cafés, conveniently located school, supermarket, bakery, and charming boutique shops.

The ground floor is designed for seamless entertaining. The expansive 30m<sup>2</sup> kitchen and dining area comfortably accommodates a large dining table, making it perfect for hosting memorable gatherings. A stunning stone fireplace with a wood burner serves as a focal point, creating a warm and inviting ambiance for cozy evenings.

Adjacent to the kitchen, the downstairs lounge provides a relaxing space for guests to unwind before or after dining. The thoughtful design also includes a convenient cloakroom, laundry room, and downstairs WC for added practicality.

Ascend to the first floor and be greeted by the grand family lounge. Natural light floods the partially double-height room through tall, south-facing windows.

On this level you will also find the master bedroom which boasts a walk-in wardrobe, while the adjacent bathroom has a WC and a spacious shower.

The second floor houses two well-appointed bedrooms and a family bathroom which features a WC, shower, and a large bath strategically positioned to offer picturesque views of the lush river valley. The third bedroom, designed as a teenager's studio, includes a mezzanine floor, providing a dedicated lounge area.

## LOCAL TAXES

**Taxe foncière: 950 EUR**

**Taxe habitation: EUR**

## NOTES