

A beautiful 5 bedroom stone house designed by a master craftsman



INFORMATION

Town:	Champsac
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	190 m2
Plot Size:	1766 m2

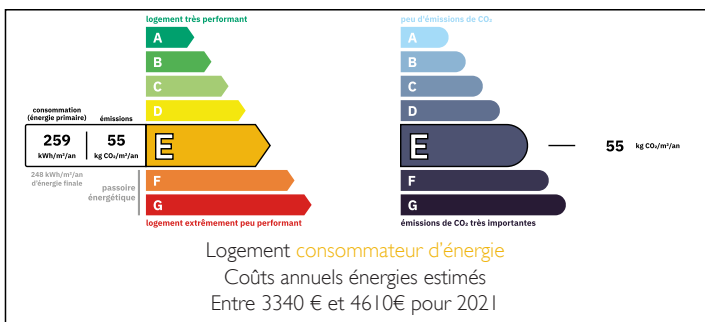


IN BRIEF

Converted by a master craftsman, this exceptional home features an impressive handcrafted stone fireplace and a stunning wrought-iron and stone staircase. Lovingly maintained by the same family for over 40 years, the property has been renovated with great care and attention to detail, combining character and practicality throughout.

Located just 28 km from Limoges Airport, the property is ideally situated for welcoming visiting family and friends with ease.

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.



NOTES

DESCRIPTION

Located in a small hamlet close to the village of Champsac, in the heart of the Périgord-Limousin Regional Natural Park, this attractive property is just a 10 km drive from the village of Châlus, where you will find all amenities including shops, bars, bakeries, medical services, and sports facilities.

Set on a plot of just under half an acre, this well-designed house offers spacious and comfortable accommodation throughout. The entrance hall leads into a magnificent lounge featuring a 5 m high ceiling and a beautiful stone fireplace. A large dining room provides access to the kitchen. Also on the ground floor are a bedroom and a WC.

An impressive wrought-iron and carved stone staircase leads to the first floor, where you will find a master bedroom with en-suite bathroom, three further bedrooms — two of which have access to a balcony — as well as a family bathroom and separate WC.

The property benefits from numerous built-in storage cupboards throughout the house.

Attached to the house is a garage with a summer kitchen. There is also a boiler room and a covered storage area. At the far end of the garden stands a garden shed.

The beautifully landscaped garden surrounds the house, creating a peaceful and private setting.

Dimensions:

Entrance hall with built-in cupboards: 8.8 m²

Lounge: 54 m²

Dining room: 20 m²

Kitchen: 12.1 m²

WC: 1.6 m²

Ground floor bedroom: 9.7 m²

Corridor: 16.7 m²

Master bedroom: 14.8 m²