

Spacious village property with 4 bedrooms, 2 large barns, private walled garden and orchard to the rear.



## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Champsac     |
| Department: | Haute-Vienne |
| Bed:        | 4            |
| Bath:       | 1            |
| Floor:      | 197 m2       |
| Plot Size:  | 1363 m2      |



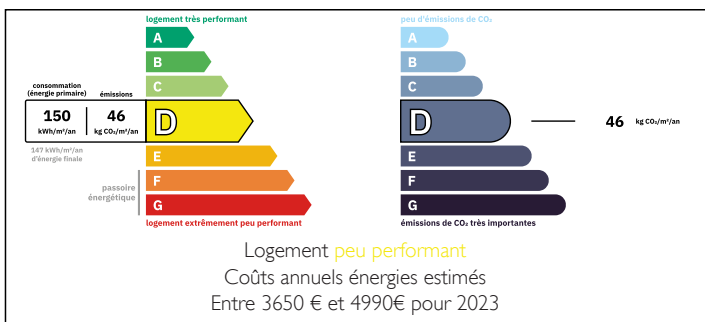
## IN BRIEF

This spacious 4 bed property combines authentic French charm with modern living and private gardens in an unexpected village setting.

A large kitchen dining room is the heart of the house, along with a cosy living room and 2 more flexible rooms leading to the rear that lead out into a pretty south-facing walled garden. Upstairs there is a large master bedroom with walk in dressing room, two more bedrooms, a landing space and a family bathroom.

Outside, there is a courtyard garden and fully fenced orchard to the rear, and a small front terrace provides a peaceful spot to enjoy village life. Attached to the West side of the house are 2 large barns for storage and parking plus the potential for extension or conversion.

## ENERGY - DPE



Situated in a vibrant small village with community

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

Porch and long entrance hall (12m<sup>2</sup>) leading off to other rooms and out to the garden at the rear.  
Large sun-filled kitchen/dining room (33.7m<sup>2</sup>) with French doors opening onto the front terrace, original wooden floors and stunning stone chimney detailing.  
Garden room/office (12.8m<sup>2</sup>) light and bright with glass door out to the pretty walled garden  
Good size living room/snug (17.8m<sup>2</sup>)  
Ground floor bedroom 4 (13.5m<sup>2</sup>) with garden access, could also be used as a library or additional office.  
WC/Utility room (4m<sup>2</sup>) with tiled floor and room for washer/dryer

This house has 3 small cellars which are insulated from below for cosy winters.

### FIRST FLOOR

Large landing area with space for desk, baby change or additional storage (12.1m<sup>2</sup>)  
Bathroom (5.55m<sup>2</sup>) with shower over bath, basin and WC  
Master bedroom 1 (24.6m<sup>2</sup>) front facing with original wooden floors and private dressing room (6.8m<sup>2</sup>)  
Bedroom 2 (17m<sup>2</sup>) spacious double with polished wooden floors  
Bedroom 3 (21m<sup>2</sup>) set as a twin and adjoined to bedroom 2, perfect for families as a bedroom or playroom. There is also a sealed doorway in this room, for the possibility of extending the living space into the adjoining barn.

This property has been well insulated above and below and still maintains its gorgeous original wooden floor boards throughout.

### EXTERIOR

Three glass doors lead into the courtyard garden

## LOCAL TAXES

Taxe foncière: 265 EUR

## NOTES