

2-Bed Country Home with 7,408m of Land, Stunning Views and 5 Minutes from Vibrant Pompadour



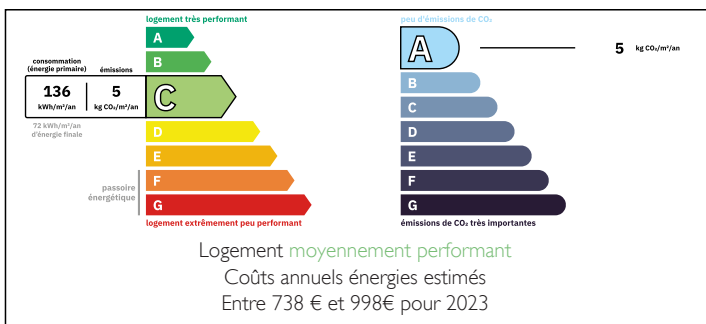
INFORMATION

Town:	Saint-Cyr-les-Champagnes
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	54 m2
Plot Size:	7408 m2

IN BRIEF

Set on the Dordogne–Corrèze border, just 5 minutes from the vibrant town of Pompadour – known as the “City of Horses” – this modern 2-bedroom country home offers peace, space and excellent potential. At the end of a quiet impasse with no passing traffic or noise, it enjoys stunning far-reaching views and sits within 7,408m² of adjoining land, ideal for horses or those looking for a rural lifestyle. The house has double glazing throughout, a heat pump heating system, a modern kitchen and bathroom, while the substantial lower-level workshop offers the potential to create additional living accommodation. There is also a large hangar-style workshop and further loft space. The main living area opens directly onto the garden and land, making the most of the beautiful countryside setting.

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 habitation: **489 EUR**

NOTES

DESCRIPTION

Set in a peaceful rural position with far-reaching countryside views, this modern country home offers two bedrooms, generous outside space and plenty of potential to increase the living accommodation. With 7,408m² of adjoining land, a substantial lower-level workshop and a large hangar-style building, it offers an interesting combination of home, workspace and rural living, all just 5 minutes from Pompadour.

Entrance Hall

Front door opening into a hallway with doors leading to the main living area, master bedroom suite and separate WC. A further doorway leads to an inner hallway with stairs leading both upstairs and downstairs.

Kitchen / Living Room – 6.7m x 3.5m (23m²)

Fully refitted modern kitchen opening onto the living room, with double-glazed patio doors opening directly onto the rear garden and land, enjoying beautiful open countryside views.

Master Bedroom – 3.4m x 3m (10.1m²)

With a full-width fitted wardrobe, radiator and double-glazed window to the rear enjoying spectacular views.

Dressing Area – 1.4m x 1.2m (1.7m²)

With additional clothes storage.

Shower Room – 2m x 2.8m (5.9m²)

Modern shower room featuring an Italian-style shower, double sink unit, heated towel rail, double-glazed window and fully tiled floors and walls.

Separate WC