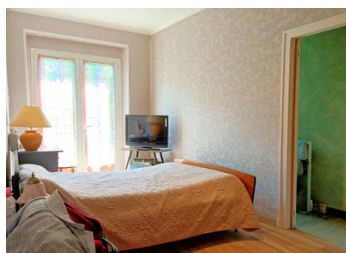
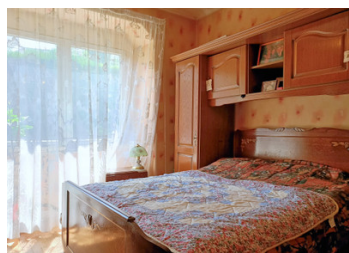


## Home or holiday let in the heart of historic Châteauponsac



## INFORMATION

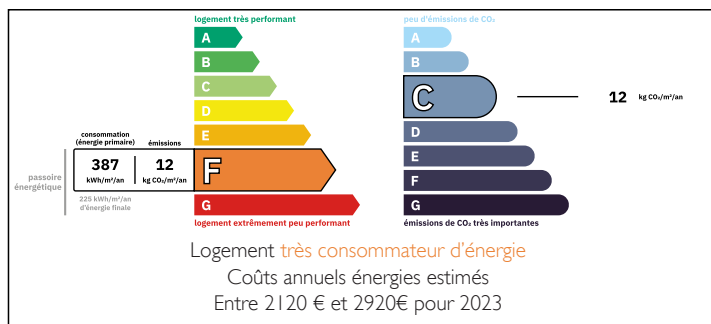
Town:	Châteauponsac
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	76 m <sup>2</sup>
Plot Size:	172 m <sup>2</sup>



## IN BRIEF

Townhouse on a quiet street with courtyard and large front terrace well placed for the afternoon and evening sun. Low maintenance set-up that would be perfect for young professionals or for a holiday let. This is a little gem in a good town with amenities but yet close to the beautiful rivers and lakes of the Limousin. Some renovation to do inside however roof good and double glazing. Possibility to acquire additional land outside of town.

## 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: EUR

## NOTES

## DESCRIPTION

Perfectly positioned on a quiet street just off the main square of Chateauponsac this lovely 2 bedroom property has wonderful indoor outdoor flow and is walking distance to the supermarket, bar, tabac and boulanger. With plenty of indoor secure parking for two cars this would make a great holiday rental or a place where you could retire to.

### Ground Floor:

Enter through the door and into a formal entrance hallway with a beautiful wooden staircase. There is internal access into the large garage/basement from here.

### First Floor:

There are two bedrooms on this level of which one has direct access to the patio area behind the house. There is a separate WC and shower room. Through the large lounge you have access to the covered veranda which sweeps across the entire front of the house and provides shelter from the sun and a wonderful place to enjoy outside dining on long evenings.

The kitchen is a good size with plenty of storage and access to the attic is gained from the rear of the kitchen. The attic does have space to develop into further bedrooms if you desired.

The house comes complete with heat pump and a wood burner to keep you cool in the summer and toasty warm in the winter. The property is fully double glazed.

The buyer has the possibility to purchase agricultural land outside of town of 1 hectare and up to 18 hectares if required.

With some cosmetic refreshing and modernising this could be your launch pad...