

Two bedroom town house with terrace and garage.



INFORMATION

Town:	Châteauponsac
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	58 m2
Plot Size:	101 m2

IN BRIEF

Two bedroom town house with terrace, new roof in 2018, mains drains, convertible attic and wonderful views. You just need to design the interior to your taste. A holiday house in the historic quarter of a vibrant rejuvenating village just waiting to be unpacked. Hold a piece of history in your hands in the old quarter of Chateauponsac.

You are perfectly located within walking distance to supermarkets, school, bakery and the central hub of the town. Around 15 minutes by car to La Souterraine with train links to Paris and Europe beyond or 30 minutes to Limoges for the airport.



ENERGY - DPE

DPE not required.

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 foncière:	322 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

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Ground Floor

A modern kitchen has been created in the foyer area and hosts an old fireplace (needs a wood burner and lining).

From the kitchen you go through the central dining room which enjoys double aspect light and into the lounge area. This in turn opens out onto the terrace area which enjoys beautiful views out over the valley which has been created by the Gartempe River.

Beneath the terrace is the enclosed garage which is perfect for parking the car or storing the toys and tools.

First Floor

The stairs bring you to a landing and two large bedrooms with exposed wooden floors and each enjoying great natural daylight. It would be your decision to keep the authenticity of the rich wood floors or opt to modernise.

The family bathroom is spacious with WC and bath, and again features a large window capturing the views and natural daylight.

Attic

The third level attic is a space yet to be explored but you can see the details of the new roof evident here which gives assurance of no expensive bills here in the future! The space is crying out for a Master Bedroom with...