

UNDER OFFER - Character detached 3 bedroom countryside retreat with barns, well and nearly 1ha of land



INFORMATION

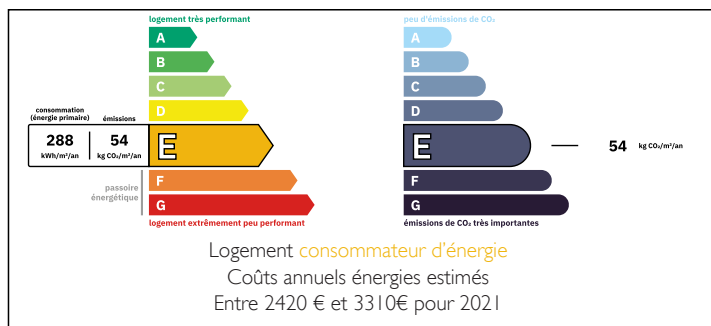
Town:	Champagnac-la-Rivière
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	9271 m2



IN BRIEF

UNDER OFFER - Embrace the serenity of rural living with this turnkey property nestled on the edge of a picturesque hamlet. This delightful 130m2 detached character home offers a comfortable lifestyle with ample space. It proposes a living room with dining area, kitchen, laundry room, bathroom and separate toilet on the ground floor and 3 spacious bedrooms and a bathroom on the top floor. Among the features you might appreciate are exposed beams and hardwood floors, oil based central heating, mains drains, a functioning well and a generous parcel size of 9,271m2 of which the majority attached which gives ample space to create the life you've always dreamed of. A workshop, a garage and a barn complete the package.

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.



DESCRIPTION

Set in a serene hamlet with neighbours only on the left side 30m away, this property immerses you in the lush greenery and natural beauty of the French countryside. The idyllic surroundings create an ambiance of peace and tranquility, making it the perfect escape from the hustle and bustle of city life.

The habitable area of 130m² is composed of:

On the ground floor:

- 13m² equipped kitchen
- 31m² living room with dining area
- 15.5m² laundry room
- 6m² bathroom
- 13m² hall
- Separate toilet

On the top floor:

- 3 Bedrooms (16.6m², 13.6m², and 18.2m²)
- 1 Bathrooms

Outside:

- 38m² workshop attached to the house
- 40m² garage/barn attached to the workshop
- 70m² barn attached to the garage
- 9271m² of land with inviting outdoor space (7621m² are attached and 1679m² of forest is closeby)
- small stone building with a covered terrace

Other features:

- Mains Drains
- Double glazing with some exceptions
- Functioning Well
- Heating: Insert fireplace and oil based central heating
- Roof in good condition
- Eligible to fiber optics internet

This property places you within 10 minutes of Châlus where you can find all essential amenities such as large grocery store, pharmacy, restaurants, doctors, vet, DIY shops etc. There is also a weekly market with local produce. The historic town center is well preserved and includes the ruins of two

LOCAL TAXES

Taxe foncière: **479 EUR**

Taxe habitation: **EUR**

NOTES