

Character three bedrooms with attached garden walking distance to town



## INFORMATION

Town:	Châteauponsac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	86 m2
Plot Size:	657 m2

## IN BRIEF

Discover the charm of this 3-bedroom character house with an attached garden within walking distance to the town of Chateauponsac. With a solid roof, updated electrics, and modern amenities like fiber and mains for sewage, this home is a blend of history and convenience.

Hardwood floors and exposed beams add to its character, while covered parking and a hobby workshop offer practicality. The rear garden features a well for fresh vegetables, and additional woodland space and river walks are available for exploration.

Enjoy the convenience of living near amenities—all within a peaceful country setting. Commute easily to Limoges or the airport, just 40 minutes away.



## 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 habitation: EUR

## NOTES

## DESCRIPTION

Nestled down a serene country lane, just a 20-minute stroll from the heart of Chateauponsac, awaits this hidden treasure ready to usher in a new chapter with its next owner.

The house is well positioned back from the lane, with a good fenced front yard complete with a lockup garage and wood storage.

Step inside to discover the open-plan ground floor, showcasing a cozy kitchen and a welcoming family area that effortlessly accommodates a dining table for six and large sofas encircling the central fireplace. This is the main mode of heating.

The original windows flood the space with natural light, illuminating the exposed beams and hardwood floors that grace the bedrooms above. A full bathroom on the lower level and an outdoor WC offer added convenience for garden days.

Upstairs, three generously sized bedrooms, each exceeding 12m<sup>2</sup>, beckon, with one featuring a basin, primed for the addition of an ensuite or extra bathroom.

The attached backyard reveals a small barn/workshop area, perfect for a crafting haven or extension of the living space. A well in the garden promises bountiful possibilities for those inclined towards a thriving vegetable patch.

A brief 10-minute amble along the local track leads to the river Gartempe, while a leisurely 20-minute walk down tranquil country roads lands you in the heart of Chateauponsac.

This charming locale boasts a supermarket, fuel station, assorted cafes, schools, doctors, dentists, and two bakeries - all within easy reach down the peaceful country lane. Commuter buses to Limoges operate morning...