

Lovely 3 bedroom home in the popular town of Châteauneuf la Foret with a garden leading to a stream.

EXCLUSIVE

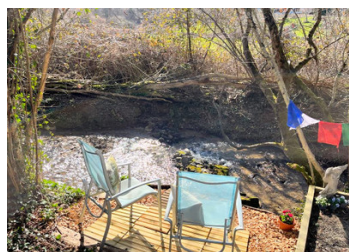


INFORMATION

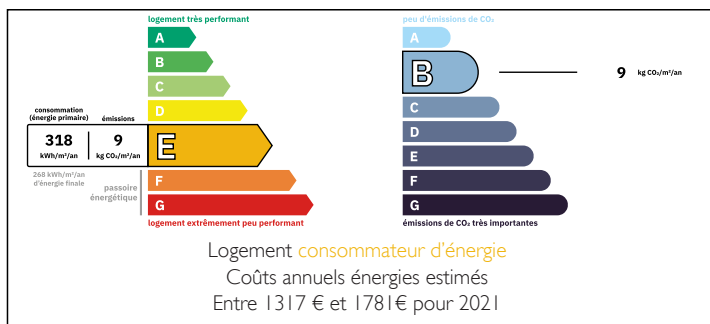
Town:	Châteauneuf-la-Forêt
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	93 m2
Plot Size:	834 m2

IN BRIEF

This charming 3-bedroom home is perfectly situated within walking distance of a picturesque leisure lake, a convenient supermarket, and all the town's amenities. Featuring a ground-floor bedroom and two additional bedrooms along with an office on the first floor, it offers versatile living spaces ideal for families or as a holiday retreat. The outbuilding presents a fantastic opportunity to create a studio, perfect for hobbies or work. Unwind on the serene stream-side terrace, where you can enjoy the soothing sounds of the water rippling by. Sold partially furnished.



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

Living area with pellet burner. 3

Kitchen with a wood burner, electric oven and porcelain sink. Tiled floor. Kitchen opens to a dining area with modern decoration.

Ground floor bedroom

The house is double glazed throughout and is on mains drainage.

The first floor has 2 large bedrooms with exposed beams and wood flooring.

Small child's bedroom or office.

Bathroom with double basin unit, shower unit & WC.

Cellar.

The house benefit from solar panels on the roof which has a contract with EDF to sell the electricity.

Sitting on a plot of 834m², to the rear of the property is an old piggery for stockage plus a good sized workshop. To the rear of the workshop there potential for a studio which already has electric, water and the start of a bathroom.

The long garden leads down to a stream with a terrace where you can enjoy a relax moment with the sound of the water.

The town of Châteauneuf la Foret has all amenities including a supermarket within only a few minutes walk of the house. The leisure lake is a great location for swimming in the summer months. There are also a number of restaurants and bars in the village.

For further information or to book a visit, please contact the agents.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>