

Three detached houses on 12.5ha, stunning views, in peaceful and private setting



## INFORMATION

Town:	La Chapelle-Montbrandeix
Department:	Haute-Vienne
Bed:	5
Bath:	4
Floor:	233 m2
Plot Size:	124909 m2

## IN BRIEF

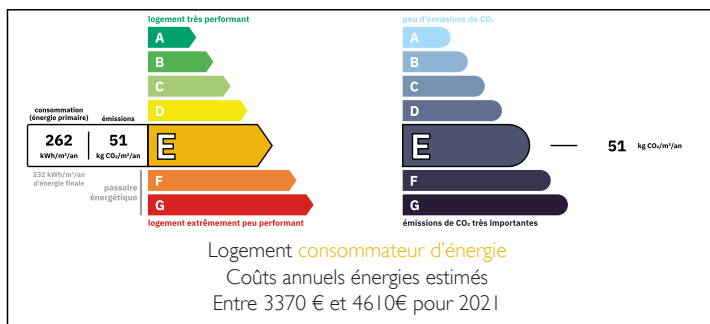
Nestled in the Périgord-Limousin Regional Natural Park, this serene 12.5ha property boasts stunning countryside views and proximity to numerous tourist attractions. It features three detached houses, stables, and a shed.

The 132m<sup>2</sup> main house offers a kitchen, spacious living room with dining area, three bedrooms, and a bathroom on the top floor, plus a 48m<sup>2</sup> balcony with sweeping views. Below are a laundry, garage, workshop, and an extension with a shower and technical room.

The second house (61m<sup>2</sup>) includes a kitchen-dining area, living room open to the bedroom, bathroom, storage, and a garage with solar panels. The third house (40m<sup>2</sup>) features a ground-floor kitchen-living room and bathroom, with a bedroom upstairs.



## ENERGY - DPE



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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:	965 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Surfaces and characteristics:

1.Main house (3 bedrooms - 132m2) :

- ground floor (137 m2): hall 9.7 m2, laundry room 5.8 m2, workshop 38.8 m2, garage 41.6 m2, extension 7.8 m2 with shower, toilet 2.1 m2 and technical room 3.3 m2
- top floor (132 m2): kitchen 13m2, living room 46m2, hall 22 m2, toilet 2.3 m2, shower room with toilet 9 m2, three bedrooms (11.5 m2, 11.5 m2 and 13 m2), balcony 48m2 accessible from the kitchen and one of the bedrooms
- oil based central heating with underfloor heating in the kitchen, plus wood burner
- double glazing

2.Second house (one bedroom - 61 m2) :

- kitchen with dining area 26.4 m2, living room with bedroom 28.6 m2, shower room 6.3 m2, storage closet 7.2 m2
- attached a garage 70.7 m2 with solar panels (self-consumption) and workshop 13.9m2
- heated by the wood burner in the kitchen area

3.Third house - Gite (one bedroom - 40 m2):

- ground floor : kitchen and living room of 22.9 m2, shower room with toilet 4.2 m2
- top floor (attic) : bedroom 7.8 m2
- heating by wood burner

Other:

- stables 27 m2
- shed 11.5m2
- two septic tanks, one for the main house and one for the two other houses (up to code)
- rain water storage of 3000 liters
- roofs in good condition
- the land consists of grassland and wood

Location:

9 minutes from Cussac (supermarket, DIY store, bakery, pharmacy), 24 minutes from Rochechouart, 26 minutes from Nontron, and 18...