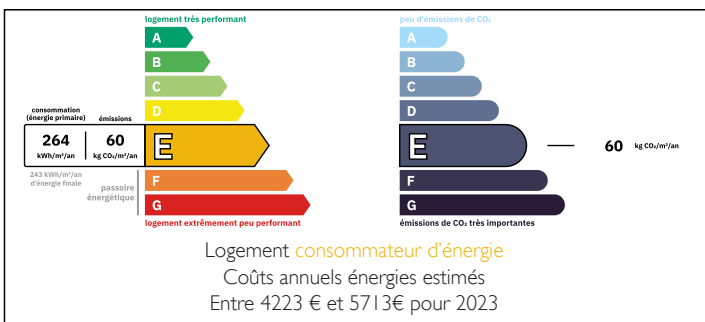


## Character village house with renovated barn and building plot



## ENERGY - DPE



## INFORMATION

Town:	La Chapelle-Montbrandeix
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	143 m <sup>2</sup>
Plot Size:	3500 m <sup>2</sup>

## IN BRIEF

Beautifully located in the heart of the Périgord-Limousin Regional Natural Park, this spacious and character-filled village property offers so much more than a typical home. The main house features two generous bedrooms, a bright home office, cosy lounge, dining area, and a well-equipped kitchen. The highlight is the fully renovated attached barn with a large living space, mezzanine, guest bedroom, and shower room – perfect for guests, hobbies, or additional living.

Outside, enjoy a private, low-maintenance tiled garden, a garage, cellar, and modern comforts like double glazing, oil central heating, and mains drainage. An additional constructible plot (608 m<sup>2</sup>) with terrace and parking is included, along with a spring-fed lake stocked with fish – a rare and peaceful extra. All within walking distance of local shops and restaurant, and just minutes from larger amenities in Cussac.

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

Located in the peaceful village of La Chapelle-Montbrandeix, in the heart of the scenic Périgord-Limousin Regional Natural Park, this spacious 3-bedroom house with a renovated barn offers charm, comfort, and excellent development potential.

Upon entering the home, you are welcomed by a bright entrance hall (4.5 m<sup>2</sup>) with tiled flooring. To the left, a cosy lounge (16 m<sup>2</sup>) opens into a dining room (10 m<sup>2</sup>), creating a comfortable space for family gatherings and entertaining.

To the right, the kitchen (12.5 m<sup>2</sup>) features an oven, gas hob, and a double-glazed window that fills the space with natural light. Also on the ground floor is a separate WC (1.5 m<sup>2</sup>), and a hallway (4.5 m<sup>2</sup>) with a window and a door that leads directly to the garden. The garden area, approximately 180 m<sup>2</sup>, is fully tiled and surrounded by raised flower beds, offering a private and low-maintenance outdoor space with plenty of potential.

Upstairs, you'll find a small office (4.5 m<sup>2</sup>) with linoleum flooring, perfect for use as a home office or study. Opposite is a large double bedroom (17 m<sup>2</sup>) with built-in wardrobes and a warm wooden floor. The second bedroom (also 17 m<sup>2</sup>) has similar features, creating a cosy and welcoming atmosphere. The bathroom (6 m<sup>2</sup>) includes a bathtub with shower, a bidet, and a sink. A second WC (1 m<sup>2</sup>) is located off the upstairs landing.

One of the most impressive features of this property is the renovated barn, which is directly accessible from the upstairs hallway....