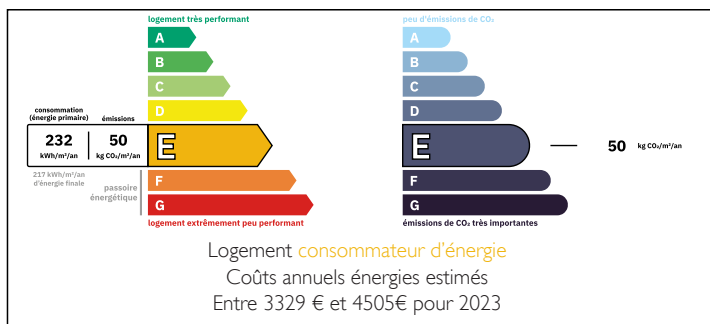


Large country property walking distance to village

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Châteauponsac
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	143 m2
Plot Size:	2703 m2

IN BRIEF

This could be your charming countryside retreat on the edge of Chateauponsac.

The ground floor is spacious with a modern kitchen/dining area, cozy living room, and convenient WC. From the lounge, step outside to enjoy al fresco dining in the covered outdoor area overlooking the expansive garden filled with blooming flowers and mature trees.

Upstairs, you'll find three comfortable bedrooms, an additional WC, and a luxurious bathroom.

The attic space offers further possibilities for a home office, playroom, or guest suite. Large barn that could be used as a workshop or for extra storage.

While awaiting your personal touch to the décor, the heavy lifting is already complete allowing you to move in and immediately enjoy the peace of mind

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

Picture yourself in this charming countryside retreat just outside of Chateauponsac. This beautiful house features a spacious free flowing ground floor with a modern kitchen/dining area, cozy living room, and convenient WC. The lounge flows out to the covered patio area allow you to enjoy al fresco dining in all seasons. The views down the private garden are spectacular.

Upstairs, you'll find three comfortable bedrooms which enjoy the lovely country views, an additional WC, and a luxurious bathroom.

The partially converted attic space offers possibilities for a home office, playroom, or guest suite and features the original hardwood floors and already has plumbing ready for an ensuite. Outside, discover a large barn that could be used as a workshop or for extra storage.

The house does need some finishing touches to the decor which allows you to put your own personality into this wonderful property but all the major works are done and you have the benefit of mains sewage.

Full amenities are available in the historic town of Chateauponsac which is just 2.5km away down country lanes. Here you will find public transport to Limoges, supermarket, schools, doctors and some lovely cafes. There is also a village market every Saturday and wonderful walks along side the River Gartempe.

The vendor is also happy to include an additional small block of woodland 3,195m² which will be perfect for sourcing firewood for the house or you also have the convenience of oil fueled central heating.

Don't miss this opportunity to...