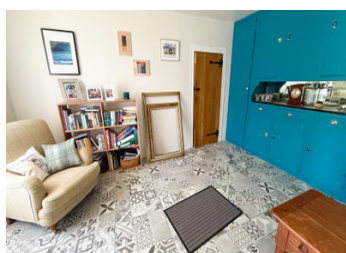


Big, bright, three bedroom country house with large barn and beautiful big garden



INFORMATION

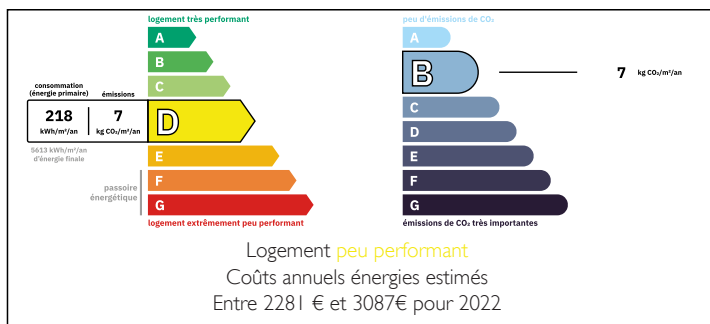
Town:	Champagnac-la-Rivière
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	5884 m2



IN BRIEF

Situated in a pretty hamlet only a short drive from all amenities this three bedroom country home is light and spacious and a very good price

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.



DESCRIPTION

This beautiful house with 154 m² of living space is situated in a pretty hamlet not far from the historic town of Chalus and only twenty five minutes from the international airport at Limoges.

On the ground floor there is a hallway leading to an ante-room which could be reconfigured as an office or reading room for example, this leads to a bright and airy lounge and a large kitchen with doors out to the big back garden. In addition there is another room downstairs for renovation which could be a downstairs bedroom.

There are two staircases on either side of the house - one leads up to two bedrooms and a bathroom, the other to the master bedroom site with en suite shower room.

Attached to the house is a large two level barn which would make an amazing studio or exercise space. The large gardens are a mixture of lawn and well established shrubs as well as trees and a wild meadow.

A lovely house at a very attractive price - well worth seeing.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES