

UNDER OFFER Spacious three-level home – move-in ready



EXCLUSIVE

INFORMATION

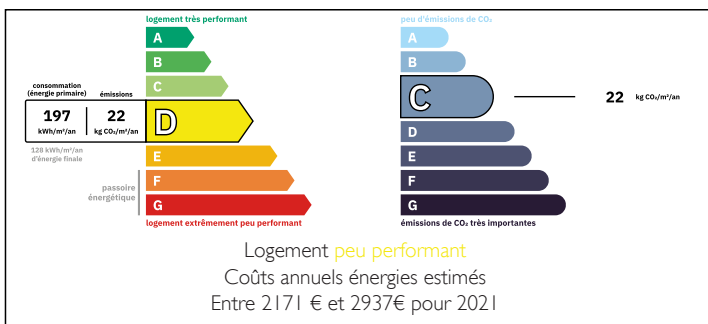
Town:	Champagnac-la-Rivière
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	123 m ²
Plot Size:	1743 m ²



IN BRIEF

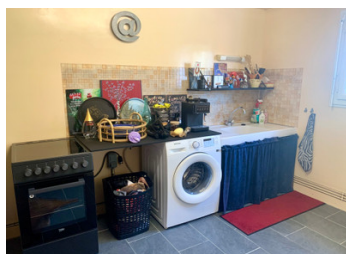
Charming three-level home in Champagnac-la-Rivière, set on a 1,700 m² garden. Features four bedrooms, an office, utility room, bright living/dining area, and a large lower ground floor. Modern upgrades include a heat pump, solar panels, and a fitted kitchen. A major asset is the huge 54 m² garage plus a 41 m² outbuilding, offering excellent storage and workspace. Ready to move in and well maintained.

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

Built in 1970 and presented in good condition, this charming home in Champagnac-la-Rivière offers modern comfort, generous storage space and a lovely garden of approximately 1,700 m².

The property has been extensively upgraded and features a modern heat pump with central heating, air conditioning in the living room, new electrics, automatic shutters, solar panels, and a stylish fitted kitchen. The house is double glazed and ready to move into. Septic system functioning but requiring upgrading to meet current regulations.

On the main level, you'll find a bright living/dining room (23.5 m²) with plenty of natural light, a stylish new kitchen (11 m²) fully equipped with induction hob, dishwasher and fridge/freezer, and a spacious hallway (11 m²).

There are three bedrooms on this level (10 m², 10.5 m² and 11 m² with built-in wardrobe), a tiled bathroom (5 m²) and a separate WC (2 m²).

Upstairs, a large attic has already been partially converted, offering a fourth bedroom (13 m²) and an additional room (8 m²), plus a further 21 m² of attic space with potential for conversion.

The lower ground floor (sous-sol) includes a utility room/summer kitchen (10 m²), hallway (5 m²) and an office (11 m²), providing flexible additional space.

A major asset of the property is the huge 54 m² garage, along with an additional 41 m² outbuilding/garage in the garden with six solar panels — ideal for storage, hobbies or workshop use.

A well-maintained, spacious home offering comfort, modern upgrades and excellent storage in a peaceful village setting.

Information...

LOCAL TAXES

Taxe habitation: EUR

NOTES