

4 bedroom character property comprising 2 adjoining cottages with gite potential in a quiet hamlet



## INFORMATION

Town:	Champagnac-la-Rivière
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	175 m <sup>2</sup>
Plot Size:	1181 m <sup>2</sup>

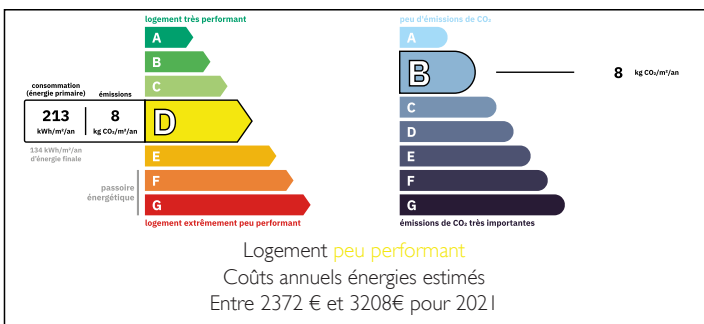


## IN BRIEF

Situated in a small hamlet close to Champagnac la Riviere in the lush green Haute Vienne countryside. This charming property could be a family home or ready to go gite business, just 30 minutes from Limoges airport.

Less than 10 minutes' drive south you will find the medieval town of Chalus, which is steeped in history and has lots of useful amenities, bars and a weekly market.

## 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.



## DESCRIPTION

This charming property comprises two self-contained cottages, each with its own separate front entrance. An optional internal connecting door allows the cottages to be used either independently or combined as a single larger home.

Upon entering the main house, you are welcomed into a bright and spacious entrance hall (9.8m<sup>2</sup>) with a separate WC.

The ground floor features a beautiful open-plan lounge and dining area (26m<sup>2</sup>) alongside a galley kitchen (12m<sup>2</sup>). This inviting space retains original character features and includes a log-burning stove, with double French doors opening onto the garden, allowing plenty of natural light and garden views.

Upstairs, a generous landing area (7m<sup>2</sup>) provides natural light and practical space beneath the open staircase, plumbed for a washing machine, or useful extra storage.

The first floor includes:

- Bedroom 1: A spacious master bedroom with exposed beams, a bright modern ensuite shower room, and pleasant views over the rear garden.
- Bedroom 2 (9m<sup>2</sup>): A comfortable double bedroom overlooking the garden, located close to a modern shower room (3.5m<sup>2</sup>) and a convenient storage cupboard.

A further staircase leads to a converted attic space (12m<sup>2</sup>) consisting of two large open areas, suitable for use as an additional bedroom, office, or snug. One area features fitted drawer units, and there is a large cupboard housing the water heater tank which could also provide valuable storage or potentially be converted into an additional WC.

The second cottage offers excellent independent accommodation. It begins with a good-sized kitchen (14m<sup>2</sup>) with its own separate entrance from...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES