

Little House on the Prairie—Inspired 2-Bedroom Wooden Chalet with Vaulted Ceiling, Gardens and Woodland Plot.



INFORMATION

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|-------------|--------------------------|
| Town: | Saint-Cyr-les-Champagnes |
| Department: | Dordogne |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 105 m2 |
| Plot Size: | 3152 m2 |



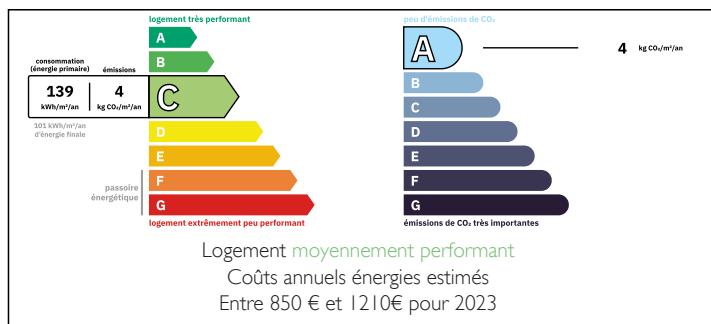
IN BRIEF

Step into your own Little House on the Prairie—inspired retreat — a charming wooden chalet nestled in peaceful countryside close to Saint-Cyr-les-Champagnes and within easy reach of the historic “city of horses”, Arnac-Pompadour.

Full of character, the property features beautiful exposed beams and a striking vaulted ceiling that enhance the sense of space and warmth. A magnificent log burner creates a cosy focal point for winter evenings, while thoughtful and unique design details give the home a special charm. Beneath the chalet, a practical garage provides additional storage and convenience.

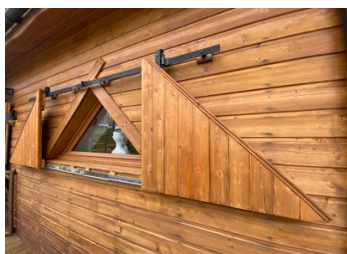
Surrounded by nature, this distinctive property offers the perfect blend of tranquillity, comfort and countryside lifestyle.

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

Located just 10 minutes from the renowned equestrian town of Amac-Pompadour and 7 minutes from the village of Juillac, this beautiful detached home in Saint-Cyr-les-Champagnes was fully renovated in 2022 and now offers a unique and characterful living space created from the conversion of a former barn.

Finished inside and out with wood and quality materials, the house offers approximately 105 m² of comfortable living space with no work required.

The heart of the home is an impressive open-plan living area of around 66 m², featuring a magnificent vaulted ceiling with exposed beams that creates a wonderful sense of space and light. This triple-aspect space combines a well-equipped kitchen with solid oak worktops, a dining area and a comfortable lounge with office space. A striking floor-to-ceiling wood burner provides a beautiful focal point and a cosy atmosphere throughout the living area.

Large patio doors from the dining area open directly onto a generous wooden terrace of approximately 25 m², creating an ideal space for indoor-outdoor living while enjoying views over the garden and surrounding countryside.

The ground floor also offers a bedroom located next to a contemporary shower room with walk-in shower, a separate WC and a spacious utility room housing the hot water tank, electrical installations and providing space for a washing machine, tumble dryer and additional storage.

A bespoke staircase leads to the second bedroom on the upper level. Thanks to the generous volumes of the house, the creation of a third bedroom would be easily achievable...

LOCAL TAXES

Taxe foncière: 636 EUR

Taxe habitation: EUR

NOTES