

Stunning detached 4 bed stone farmhouse with extensive surrounding land and barns in an idyllic hamlet.

EXCLUSIVE



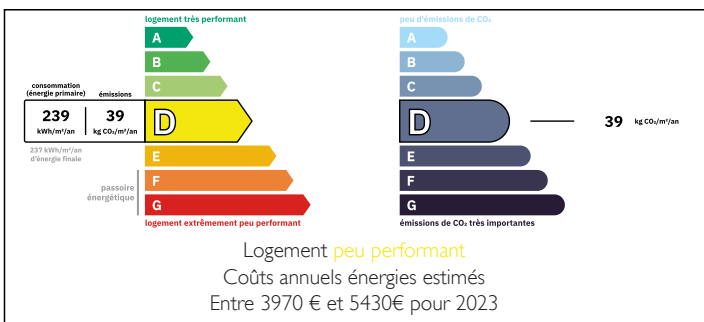
## INFORMATION

Town:	Champsac
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	149 m2
Plot Size:	15007 m2

## IN BRIEF

Nestled in a small hamlet between Chalus and Oradour sur Vayres, this charming property is just 32km from Limoges airport and close to a variety of essential amenities. This historic farmhouse offers a spacious 4 bedroom home with large barns and private surrounding land suitable for horses. A unique opportunity in an idyllic setting.

## 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

Charming Historic Stone Farmhouse with Land, Barns & Original Features

Steeped in history and rich in character, this exceptional stone farmhouse is said to date from the early 16th century although significant extensions were done in the 17th century. One of the oldest properties in the hamlet, it retains a wealth of authentic features and is set in its own meadows and woodland.

Upon entering, you are welcomed by a spacious, south-facing entrance hall with storage and a staircase leading to the upper floors. To the left, the first living room offers a warm and inviting atmosphere, complete with an original stone fireplace, Godin log burner, exposed beams, and traditional tiled flooring. There is also a small wine cellar beneath the floor.

Moving through the home, the galley-style kitchen enjoys dual-aspect views over both gardens and is fitted with wooden cabinetry, tiled floors, exposed beams and stonework.

At the rear lies the second living room - arguably the heart of the home - featuring remarkable period elements including a stone hearth with original bread oven, a stone sink (now simply a decorative feature), ancient beams, candle niches, and exposed stone walls. There is a second under-floor cellar and a large wood-burning stove. This room opens onto private gardens on two sides and leads into a large, airy conservatory room with a summer kitchen (with space for white goods which may be included in the sale by negotiation), terrace access, and a charming rose and hibiscus...

## LOCAL TAXES

Taxe foncière: **842 EUR**

Taxe habitation: **EUR**

## NOTES