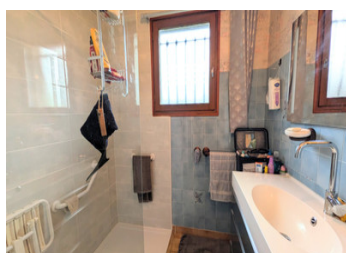
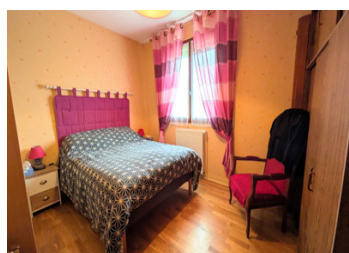
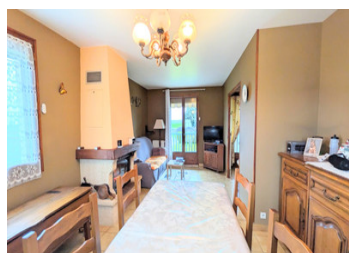
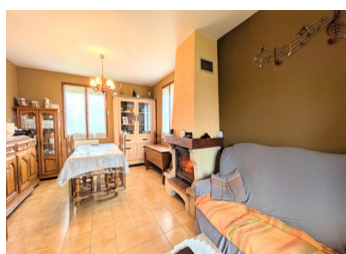


Charming 2-Bed "Sous Sol" Home with large gardens and outbuildings close to Chateau Chervix & Magnac Bourg.



## INFORMATION

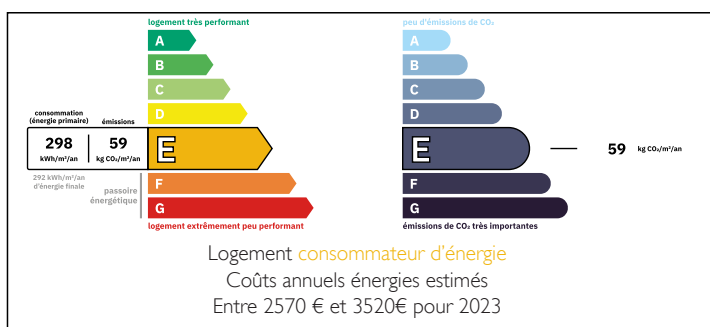
Town:	Château-Chervix
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	8188 m2



## IN BRIEF

Set in the peaceful commune of Château-Chervix, this well-maintained two-bedroom home offers elevated countryside views and practical, easy living. With a spacious sous-sol, modern comforts including fibre optic and gas heating, and gardens to the front and rear, it's an ideal full-time residence or lock-up-and-leave in the heart of the Haute-Vienne. Additional land available to buy.

## 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

Situated in the charming rural commune of Château-Chervix, just a short distance from Magnac-Bourg, this attractive two-bedroom property offers a wonderful balance of comfort, functionality, and countryside charm.

Positioned on a traditional sous-sol, the home benefits from an elevated aspect, allowing for lovely open views across the surrounding countryside to the front, rear, and side. Access is via an exterior staircase leading to a balcony, or internally through the lower ground level.

The main living floor opens into an entrance hallway. To the right, a bright open-plan living and dining room (approximately 25m<sup>2</sup>) provides a warm and inviting heart to the home, complete with an inset wood burner and tiled flooring — perfect for cosy evenings while enjoying the views.

The separate kitchen (10.5m<sup>2</sup>) is well-equipped with an electric oven, gas hob, extractor fan, and dishwasher, offering a practical and functional cooking space.

A central corridor leads to the sleeping accommodation, where you will find two comfortable bedrooms (12m<sup>2</sup> and 11.9m<sup>2</sup>), both featuring attractive wood flooring. The bathroom (6.3m<sup>2</sup>) is fitted with a walk-in Italian-style shower, hand basin and a heated towel rail, alongside a separate WC for convenience.

The property benefits from gas central heating throughout as well as double glazing to the main living areas and fibre optic internet — ideal for both everyday living and remote working.

The lower level (sous-sol) houses a large garage space, a cave, and an additional room currently used for storage, offering excellent potential for a further bedroom.

## LOCAL TAXES

Taxe foncière: **617 EUR**

Taxe habitation: **EUR**

## NOTES