

Hamlet property walking distance to thriving village

EXCLUSIVE



## INFORMATION

Town:	Châteauponsac
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	143 m <sup>2</sup>
Plot Size:	2703 m <sup>2</sup>

## IN BRIEF

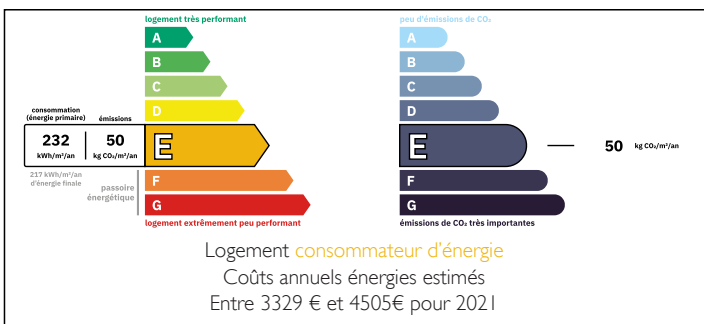
This could be your charming countryside retreat on the edge of Chateauponsac.

The ground floor is spacious with a modern kitchen/dining area, cozy living room, and convenient WC. From the lounge, step outside to enjoy al fresco dining in the covered outdoor area overlooking the expansive garden filled with bird song and mature trees.

Upstairs, you'll find three comfortable bedrooms, an additional WC, and a full bathroom with relaxing tub.

The attic space offers further possibilities for a home office, creative studio, or guest suite. The extensive grounds feature a large barn for workshops or storage.

## ENERGY - DPE



The property is freshly decorated and

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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

Picture yourself in this charming countryside retreat just outside of Chateauponsac.

This beautiful house features a spacious free flowing ground floor with a modern kitchen/dining area, cozy living room, and convenient WC.

The lounge flows out to the covered patio area which allows you to enjoy al fresco dining in all seasons. The views down the private garden are spectacular.

Upstairs, you'll find three comfortable bedrooms which enjoy the lovely country views, an additional WC, and a separate bathroom with relaxing bathtub. The partially converted attic space currently services as a center for creativity as an art studio and sewing room. This could become a guest suite and features the original hardwood floors and already has plumbing ready for an ensuite.

Outside, discover a large barn offers great storage and there is even an old forge room with working bread oven! There is a well if you wish to use this for watering the garden or maybe install a hot tub to enjoy the panoramic views.

The house has been freshly decorated but maintains many of the original features such as hardwood floors, exposed beams and large granite fireplace. All the major works are done and you have the benefit of mains sewage and town water.

Full amenities are available in the historic town of Chateauponsac which is just 2.5km away down country lanes. Here you will find public transport to Limoges, supermarket, schools, doctors and some lovely cafes. There is also a village market...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES