

Furnished 2-bedroom charming house in Champagnac-la-Rivière

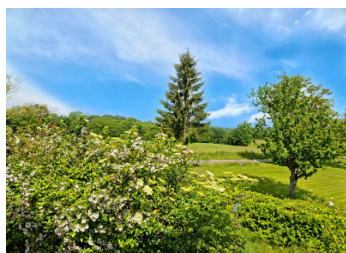


INFORMATION

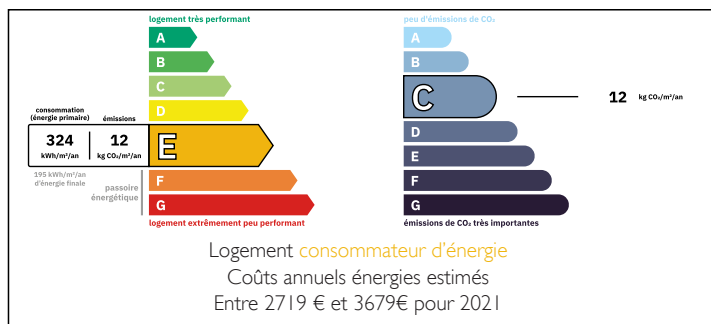
Town:	Champagnac-la-Rivière
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	92 m ²
Plot Size:	1987 m ²

IN BRIEF

Detached, characterful property in a quiet hamlet features a spacious living area, two large bedrooms, and authentic details throughout. The property is surrounded by its own generous garden and includes an additional 597 m² plot of land located directly opposite. The house is sold fully furnished!



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

Upon entering the house, you step directly into a pleasant, spacious room of 40 m² that serves as both a living and dining area. The space is naturally divided by an open staircase leading to the upper floor and is heated by a large pellet stove. From this room, you have access to the kitchen. The ground floor also features a bathroom equipped with a shower and toilet.

The upper floor consists of two generous bedrooms of 15 m² and 17 m², both of which are electrically heated. Throughout the entire house, you will find charming and authentic elements that give the home a lot of character.

The property is connected to a septic tank.

The house is sold fully furnished!

This independent house is beautifully situated in a quiet hamlet in Champagnac-la-Rivière, offering plenty of privacy with neighbors at a distance. The property is surrounded by its own spacious garden, perfect for outdoor living. As an added bonus, there is an additional 597 m² plot of land located directly across from the house.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES