

Charming property with land, outbuildings and thriving vegetable garden

EXCLUSIVE



INFORMATION

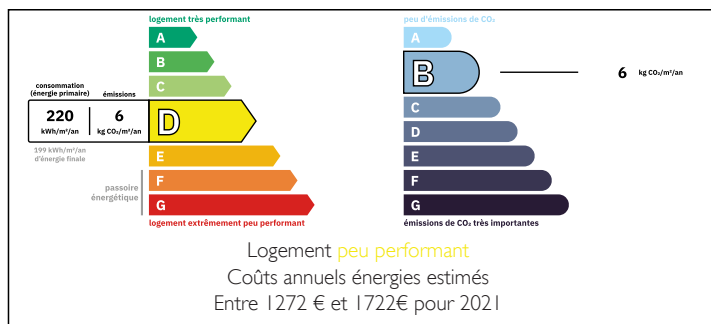
Town:	Champsac
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	27453 m2

IN BRIEF

This lovely property, featuring numerous outbuildings, extensive land and an impressive vegetable garden, has been upgraded in recent years with a new roof, insulation, double glazing, and updated electrics.



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

It offers an entrance hall (4 m²), a modern kitchen with wood burner (19 m²), a cosy living room with wood burner (20 m²), an office (6 m²), utility/hallway (5 m²), toilet, and a tiled shower room (5.5 m²).

Upstairs (fully renovated and insulated, formerly a hayloft) are three bedrooms (13, 12.5, and 9 m²), including a master with en-suite shower room (4.5 m²), and a spacious landing (10 m²). A covered outdoor area (25 m²) is ideal for summer dining.

The property stands out for its extensive outbuildings, ideal for animals or a touristic project: barns and stables, a garage (31 m²), outside sanitary block (11.5 m²), and a large workshop (72 m²). One barn offers over 60 m² on the ground floor with an equally large upper level, providing great conversion potential (electricity in place).

NOTES

The grounds include a former yurt area, a static caravan (24 m²) with veranda, several chicken pens, and a variety of fruit trees (apple, pear, walnut). The well-established vegetable garden produces tomatoes, sweetcorn, onions, potatoes, strawberries, beans, and more, with a greenhouse and additional little house to extend the season.

A quirky and versatile property, perfect for those seeking a self-sufficient lifestyle with potential for tourism and space for animals.

Ideally situated in a peaceful hamlet near Champsac and Gorre, the property enjoys a tranquil rural setting whilst remaining within easy reach of everyday amenities. The market towns of Châlus and Saint-Laurent-sur-Gorre are just a short drive away, while Limoges International Airport can...