

Delightful detached 3 bed stone cottage with barn and garden in a tranquil French hamlet setting.



INFORMATION

Town:	Champagnac-la-Rivière
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	1008 m2

IN BRIEF

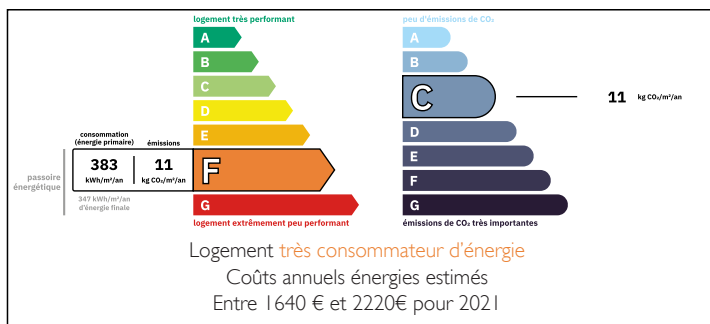
A traditional stone cottage set in a quiet rural hamlet close to Champagnac-la-Rivière, retaining many of its original character features. The spacious open-plan country kitchen and dining room opens directly onto a terrace and rear garden, creating a lovely setting for outdoor dining and entertaining. The cosy living room provides a welcoming retreat, centred around a wood-burning stove.

Upstairs, there are three good-sized bedrooms and a large family bathroom with a corner bath, offering comfortable accommodation for a family or visiting guests.

An adjoining traditional barn provides excellent storage and offers potential to extend the existing accommodation, subject to the necessary permissions. The property also benefits from secure off-road parking and a small garage.



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.



LOCAL TAXES

Taxe foncière: 134 EUR

Taxe habitation: 47 EUR

NOTES

DESCRIPTION

This charming traditional country cottage near Champagnac-la-Rivière is beautifully maintained and ready to move into. Full of character and original features, the property combines rustic charm with comfortable modern living.

Original details include oak flooring in several rooms, exposed wooden beams throughout, and attractive whitewashed stone walls, giving the house a warm and authentic country feel.

An enclosed courtyard leads to the welcoming front porch, which provides a useful sheltered entrance and practical space for coats, boots and shoes.

The property benefits from double glazing throughout and is heated by two wood-burning stoves on the ground floor, with electric heating upstairs.

Ground Floor

A spacious country-style kitchen (26m²) with a traditional inglenook-style fireplace provides a wonderful focal point and plenty of character. There is ample room for a full-sized dining table, along with generous workspace and storage.

A large and comfortable lounge (22m²) features another wood-burning fireplace and an open wooden staircase leading upstairs.

First Floor

The first floor offers two good-sized bedrooms, together with a smaller third bedroom that would make an ideal single bedroom, study or occasional guest room.

A family bathroom (7.5m²) completes the accommodation, featuring both a corner bath and separate shower cubicle.