

## Charming 3 bedroom stone house with partially converted barn, 2 workshops and a garage

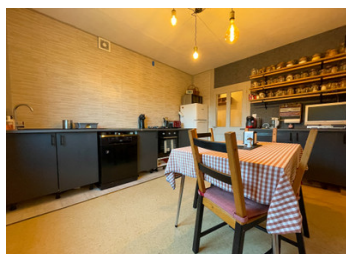


## INFORMATION

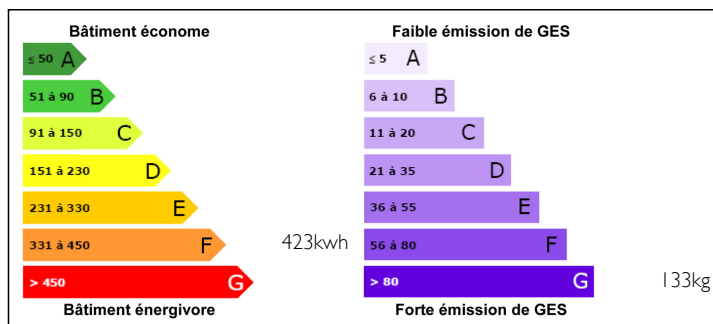
Town:	Champagnac-la-Rivière
Department:	Haute-Vienne
Bed:	3
Bath:	0
Floor:	97 m2
Plot Size:	11547 m2

## IN BRIEF

This property has a large garden main house has 3 bedrooms one of which is in the basement, one on the bottom floor and one on the first floor. Attached we also find a garage and two workshops. A separate barn has been partially converted.



## 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

We enter into a hallway on the bottom floor on top of the basement that gives access to the living room (14m<sup>2</sup>), bathroom (5m<sup>2</sup>), toilet and a bedroom (11m<sup>2</sup>). The latter could of course be converted into a dining area or office for example. Upstairs we have a big hallway (11m<sup>2</sup>) that is not counted as a room but could easily be used as a sitting area or office. Behind here is a bedroom (m<sup>2</sup>) and on each side we find small storage spaces of about 5 m<sup>2</sup>. The house is double glazed and equipped with an oil based central heating.

In the basement we find a large hallway of 24m<sup>2</sup> that gives access to a separate bedroom (10m<sup>2</sup>) cellar (21m<sup>2</sup>) and a boiler room (13m<sup>2</sup>). On the side have another two workshops of about 30m<sup>2</sup> each.

Outside is a barn (41m<sup>2</sup>) with one room that was partially converted (19m<sup>2</sup>) currently used as a fitness room. The garden is large enough for agricultural project or keeping animals and has a well that feeds into taps on the terrain.

The house is close to the towns of Champsac and Champagnac, both small towns with a baker and a restaurant.

On a 10 minute drive we find the town of Chalus which has an excellent range of shops, bars and restaurants to meet your everyday needs, including a large modern supermarket. It has an unspoiled traditional town center with the remains of two medieval castles. Chalus is...

## LOCAL TAXES

**Taxe foncière: 478 EUR**

## NOTES