

Character detached hamlet house with courtyard, barn and garden.



## INFORMATION

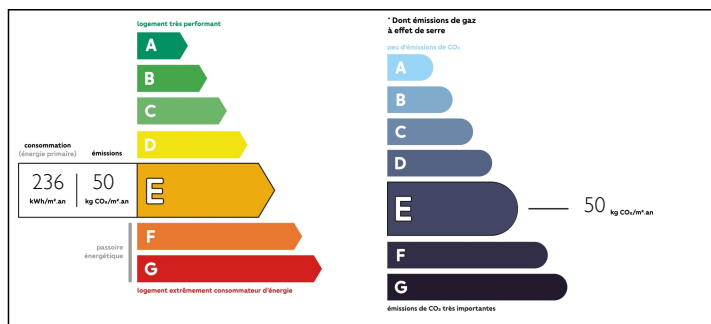
Town:	Châteauponsac
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	693 m2

## IN BRIEF

This charming four-bedroom house with a detached barn, garden, and private courtyard, located just on the outskirts of the historic town of Châteauponsac, offers a delightful living experience. The property's detached nature provides privacy and a sense of space, making it an appealing choice for those seeking tranquility. The nearby town makes it a convenient base for exploring the Limousin region and other parts of France. Being a reasonable drive from the UK and within a few hours of major hubs like Bordeaux and Poitiers, the location is ideal for those who value accessibility. The town itself boasts essential amenities such as a supermarket, pharmacy, bakers, schools, and a café, ensuring residents have easy access to everyday necessities. The influx of both French and foreign buyers seeking a change of pace reflects the town's growing popularity as a desirable place to live.



## 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: 581 EUR

## NOTES

## DESCRIPTION

This charming detached house in the quaint hamlet near Châteauponsac offers a delightful blend of character and modern comfort. As you approach, the private courtyard beckons, seamlessly connecting indoor and outdoor spaces for entertaining. The exposed wood beam ceilings and stone blocks in the downstairs area evoke a rustic charm, enhanced by natural light.

The spacious kitchen, dining room, and entertainment area boast a wood pellet burner and central heating, ensuring a cozy atmosphere. A well-lit shower room, separate WC, storage area, and cellar complete the ground floor. Ascending the staircase, you'll appreciate the wood-inlaid paneling leading to generously-sized bedrooms, each with its unique personality and ample natural light. The fourth bedroom, currently a library/lounge, offers external access. Another family bathroom caters to the needs of this level.

The attic space is accessed via the staircase and has been insulated which tops off a wonderful, warm and character filled home with a secluded courtyard to share with family and friends.

Across the lane, the barn provides private parking and space for pet projects or vehicle maintenance. A stylish sunroom and bar occupy the rear section, opening onto the garden with a variety of fruits and vegetables. The roofs are well-maintained, and the house is connected to a village sewage system. The property is conveniently located near Châteauponsac's amenities, and the walk to the local pub along the River Gartempe is a charming experience..

Châteauponsac is a good base to explore the rest of this part of the...