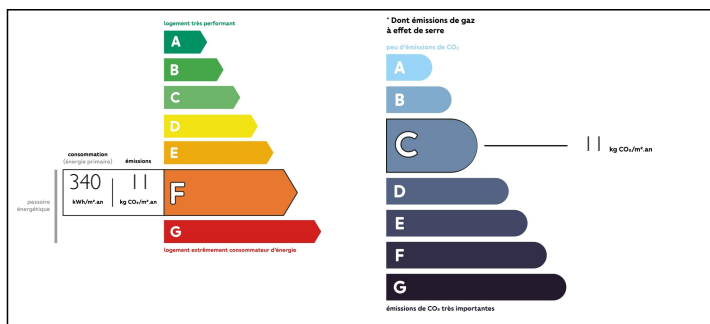


Delightfully renovated characterful home with a good size garden in small hamlet



## ENERGY - DPE



## INFORMATION

Town:	Champagnac-la-Rivière
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	154 m2
Plot Size:	1278 m2

## IN BRIEF

This semi-detached versatile property offers 154m2 of habitable surface for a large family or for two separate living spaces, each with its own private entrance. The first space offers a welcoming entryway, kitchen, charming living room and dining area. On the first floor there is a spacious landing and two delightful en-suite bedrooms. On the second floor, the attic has been converted to provide an office and an additional sleeping area, with lots of natural light. The second living space offers a kitchen, living room and dining room on the ground floor, and on the first floor a bedroom and a large bathroom, with both an Italian-style shower and large bathtub. The property is heated by log burners and electric radiators. This property boasts an enviable south-facing garden, ensuring ample natural light while overlooking fields and trees. There are many traditional features, such as exposed beams and stone, hardwood...

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

Nestled within a peaceful hamlet, this property encompasses two distinct living units, each equipped with a private entrance, ensuring privacy and flexibility for multi-generational families, guests, or potential rental income (used to host chambre d'hôte guests for several years). There is an internal connection also allowing for the use of this property as one, large home.

First house:

- Ground Floor: 7m<sup>2</sup> entryway, 11.7m<sup>2</sup> kitchen, 20m<sup>2</sup> living room with dining area and wood burner, separate toilet
- First Floor: 2 en-suite bedrooms: 9.8m<sup>2</sup> and 20.5m<sup>2</sup>
- Second Floor: 6.2m<sup>2</sup> office space, ideal for remote work, study, or creative pursuits (and/or additional sleeping area)
- Outside: terrace and garden accessible from the living room

Second house:

- Ground Floor: 13m<sup>2</sup> kitchen, 12.1m<sup>2</sup> snug living room with wood burner, 10.8m<sup>2</sup> dining room
- First Floor: 11.4m<sup>2</sup> bedroom and a well-appointed bathroom
- Outside: Access to the garden from the dining area

Other features:

- Mains drains
- Double glazing (except one window)
- Heating by log burners and electric radiators
- Roof redone in 2009
- Fiber optics internet connection
- Outbuildings: a 9.4m<sup>2</sup> shed

This property places you 5 minutes from the active community of Champagnac-la-Rivière, with its bar restaurant, bakery, cafe and castle. Both Cussac and Chalus are located within 9 minutes, where you can find all essential amenities such as large grocery store, pharmacy, restaurants, doctors, vet, DIY shops

## LOCAL TAXES

Taxe foncière: **650 EUR**

## NOTES