

## Renovated 4 bedroom stone house in quiet environment and with beautiful views



## INFORMATION

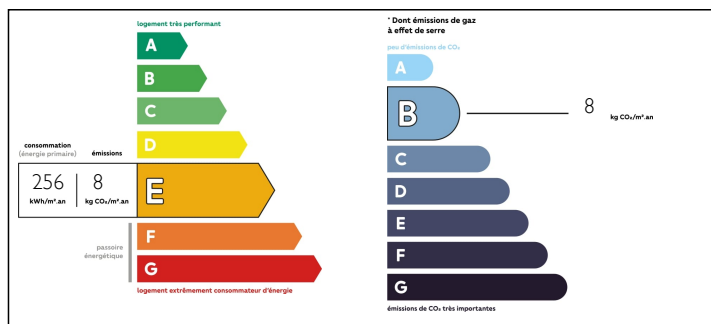
Town:	Champsac
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	5100 m2

## IN BRIEF

This renovated stone house offering 135m2 of living surface is located on a small backroad near the town of Champsac and enjoys beautiful open views overlooking hills and forest. On the bottom floor we find a living area of 30 m2 with dining area and access to the back garden, an office of 11.5m2 and a kitchen with dining area of 24m2 with access to the front garden. On the top floor we find 4 bedrooms (18, 7.6, 7.6 and 9m2), a shower room and a bathroom with modern touches. It has double glazing, is heated thanks to a wood burner in the living area and electric heaters and the walls and roof have been insulated and finished while preserving authentic characteristics like the wooden beams and flooring. The big plus is the location with its quiet environment (the nearest neighbor being 180m away) and open views overlooking the...



## 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: 456 EUR**

## NOTES

## DESCRIPTION

The house has double glazing and all the rooms have been tastefully renovated. The two bathrooms and kitchen have modern touches, the walls and roof have been insulated and finished while preserving authentic characteristics like the wooden beams and flooring. The house is heated thanks to a wood burner in the living area and electric heaters.

A big plus is the access to open views overlooking the French countryside.

The nearest neighbor being 180 meters away, this property is ideal for someone looking for a quiet and private environment.

On the bottom floor we enter into a hallway with a staircase to the first floor and access to a large living room of 30m<sup>2</sup> with access to the back garden. From the living area we can access an office (11,5m<sup>2</sup>) and an equipped kitchen with dining area (24m<sup>2</sup>) and access to the front garden. Going up the stairs on the first floor we find 4 bedrooms (18, 7.6, 7.6 and 9m<sup>2</sup>) and two bathrooms: a shower room of 8.4m<sup>2</sup> and a bathroom of 5m<sup>2</sup>.

The attached barn of 62m<sup>2</sup> can be used for storage or to create new living space. There is also a small attached storage of 6m<sup>2</sup> for garden equipment etc.

At the back of the house there is a pergola with tiling allowing you to enjoy the garden in complete privacy. The stone well sitting at the front could be used to water plants, trees and the lawn.

The property comes with...