

**Under Offer- A well-appointed chalet with a lavender garden and unspoilt commanding views of the valley.**

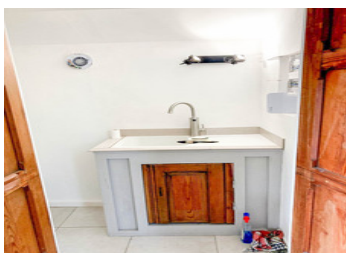


## INFORMATION

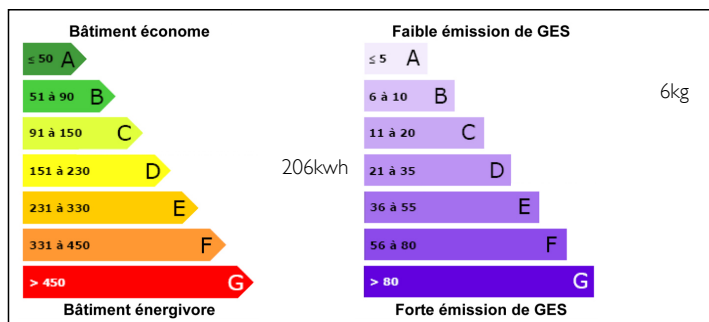
Town:	Villefavard
Department:	Haute-Vienne
Bed:	1
Bath:	2
Floor:	90 m2
Plot Size:	2040 m2

## IN BRIEF

Under Offer - This well-appointed chalet is in a tranquil location. With a large bedroom with en suite bathroom and lavender garden, it gives on to spectacular views and is not overlooked. It consists of an open plan large reception area with living and dining room, kitchen, shower room, bedroom, bathroom, laundry room with WC and cloakroom, without mentioning access to a terrace, garden, pump room and workshop. This stunning property in a beautiful location is close to Villefavard and Chateauponsac – meaning easy access to the local airports (Limoges - 30 minutes and Poitiers - 1hr30).



## 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

This lovely family home is close to the village of Villefavard, with unspoilt views of the valley.

This is a splendid home throughout, with an open plan reception room and lavender garden with terrace. All the windows are double glazed to keep the house warm in the winter.

It consists of a traditional kitchen with a tiled floor. To the left of the kitchen is the open plan reception room with living and dining areas, plus a traditional wood-burner. Off the reception room, you will find the laundry room with W/C, and from the entrance, a cloakroom, and bedroom with en suite bathroom. The front of the house has a full-length wooden deck - perfect for al fresco dining and enjoying the amazing view of the garden and the valley!

Surrounded by the garden, the house is elevated above the river, so no issue of flooding. Outside you will find a pump room and workshop useful for storage etc.. The garden is made up of lavenders and planted borders.

This is a lovely home located in a quiet setting only 10 minutes' drive from the village of Villefavard and to the towns of Chateauponsac and Bellac, both offering all your amenities. The airports are within easy reach, without forgetting the train stations at Le Dorat/Bellac - Limoges -30 minutes and Poitiers 1hr30.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES