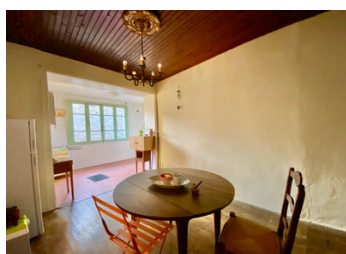


Two cottages, (one habitable) and two barns plus attached garden in a pretty Haute Vienne hamlet



## INFORMATION

Town:	Champagnac-la-Rivière
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	70 m <sup>2</sup>
Plot Size:	738 m <sup>2</sup>



## IN BRIEF

EVERYTHING YOU SEE IN THE MAIN PHOTO. This property is still a work in progress, but there is plenty of potential with two stone cottages and two barns (22 m<sup>2</sup> and 70 m<sup>2</sup>) to work with. The garden (475 m<sup>2</sup>) is attached to the rear. Electricity and water are connected, and the large cottage is connected to the sewer system.

Located in a lively hamlet, Limoges Airport is 30 km away (less than a 30-minute drive), and there are several local shops and restaurants to choose from (4 km to Champagnac-La-Rivière or Champsac, both of which have village shops and restaurants; 6 km from Oradour-sur-Vayres and 11 km from Chalus (with a large supermarket, restaurants, shops, weekly market, etc)).

## ENERGY - DPE

DPE not required.

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

A LARGER COTTAGE at the back

Bedroom 1 with shower stall (15 sq. m) and toilet

Living/dining room (21 sq. m) with kitchenette

Bedroom (14 sq. m)

Kitchen (10 sq. m)

Cellar and laundry room below

There is no heating system, but two fireplaces are lined, ready for the installation of a wood stove. The property has single-pane windows but is equipped with shutters.

In summary, it is simple but nevertheless livable from the start.

A SMALL COTTAGE at the front

Ground-floor room with lined fireplace (20 m<sup>2</sup>)

There are two attics.

Connected to electricity

## NOTES

BARN AND OUTDOOR AREAS

Barn 1: 22 m<sup>2</sup>

Barn 2: 70 m<sup>2</sup>

Garden of approximately 475 m<sup>2</sup> adjoining the rear, which slopes away from the house and features well-established fruit trees as well as numerous animal shelters.

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