

4 bedroom character property comprising 2 adjoining cottages with gite potential in a quiet hamlet



INFORMATION

Town:	Champagnac-la-Rivière
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	175 m2
Plot Size:	1181 m2

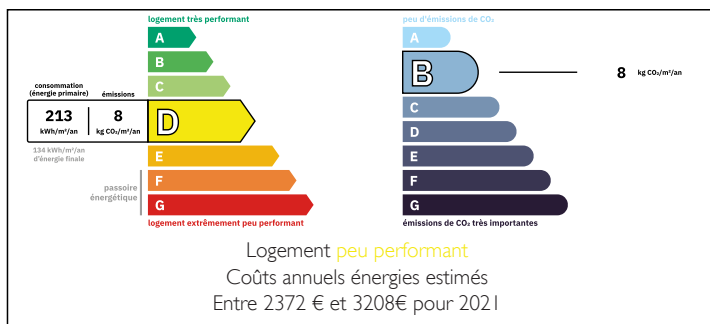
IN BRIEF

Situated in a small hamlet close to Champagnac la Riviere in the lush green Haute Vienne countryside. This charming property could be a family home and ready to go gite business, just 30 minutes from Limoges airport.

Less than 10 minutes' drive south you will find the medieval town of Chalus, which is steeped in history and has lots of useful amenities, bars and a weekly market.

The property is in a quiet little hamlet and has a good sized garden to the rear.

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 charming property offers two self-contained cottages, each with its own separate front entrance. An optional internal connecting door allows the cottages to be used either independently or combined as a single larger home.

COTTAGE 1 GROUND FLOOR

Upon entering the main house, you are welcomed into a bright and spacious entrance hall (9.8m²) with a separate WC.

The ground floor features a beautiful open-plan lounge and dining area (26m²) alongside a galley kitchen (12m²). This inviting space retains original character features and includes a log-burning stove, with double French doors opening onto the garden, allowing plenty of natural light and garden views.

1ST FLOOR

Upstairs, a generous landing area (7m²) provides natural light and practical space beneath the open staircase, plumbed for a washing machine, or useful extra storage.

Bedroom 1: A spacious master bedroom with exposed beams, a bright modern ensuite shower room, and pleasant views over the rear garden.

Bedroom 2 (9m²): A comfortable double bedroom overlooking the garden, located close to a modern shower room (3.5m²) and a convenient storage cupboard.

ATTIC

A further staircase leads to a converted attic space (12m²) consisting of two large open areas, suitable for use as an additional bedroom, office, or snug. One area features fitted drawer units, and there is a large cupboard housing the water heater tank which

NOTES