LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43255IS87 Price: 254 660 EUR

agency fees included: 7 % TTC to be paid by the buyer (238 000 EUR without fees)

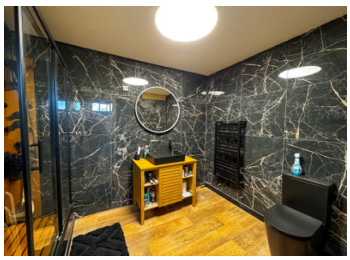
Spacious country home with barns and secure garden















INFORMATION

Town:	Champsac
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	233 m2
Plot Size:	5030 m2

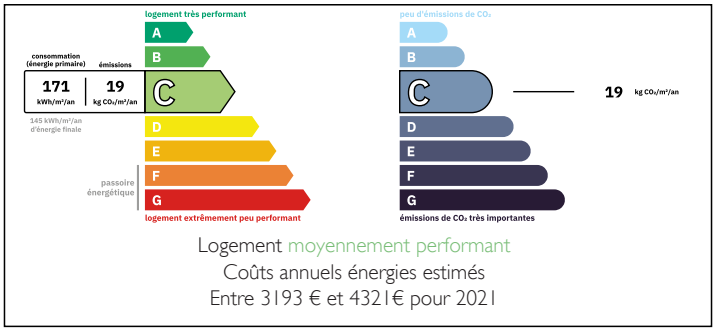
IN BRIEF

Set in a peaceful rural location, this character property offers three large, structurally sound barns, a beautifully maintained fenced garden of approx. 5,000 m² with fruit trees, and plenty of space for parking and relaxation, accessed via a large electric gate. There is also a covered outdoor BBQ area with electricity and a well. One of the barns houses a true hidden gem – an indoor entertainment area.

The home is move-in ready, comfortable, and well-equipped with central gas heating, double glazing and a well-functioning septic system. It features a spacious living, four good-sized bedrooms and a converted attic with en-suite bathroom.

Ideal for buyers seeking spacious interiors, versatile outbuildings, and secure grounds.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3193 € et 4321€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**590 EUR**

NOTES

DESCRIPTION

The ground floor comprises a large living room (40 m²) with a wood-burning insert, a kitchen (7 m²) with adjoining dining room (26 m²), a separate WC, and an additional versatile room (22 m²) which could be used as an office, bedroom or hobby room.

Upstairs there are three generous bedrooms (20 m², 16 m² and 15 m²), one with a walk-in closet, and a recently renovated bathroom (7 m2) with shower, sink and WC.

A large hallway leads to the impressive converted attic, which features a fourth large bedroom (42 m²) filled with natural light with an en-suite shower room (8 m2) and a walk-in dressing room (11 m2).

This attractive property offers lots of space, versatile outbuildings and secure grounds, making it an attractive family home close to nearby villages (Châlus, Cussac) with all amenities and just 30 minutes from Limoges Airport (with regular flights to Paris, Lyon, Morocco and the UK).

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