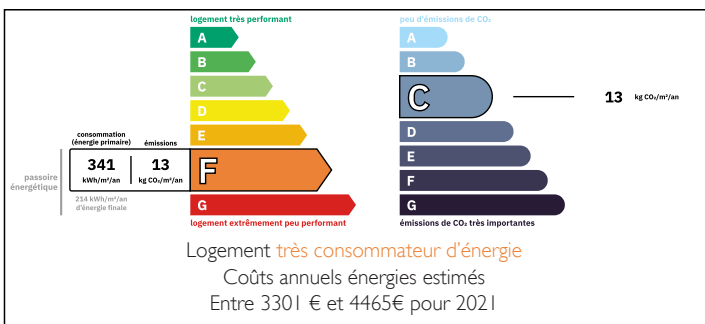


Character family home with room to expand in center of historic village

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Châteauponsac
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	127 m ²
Plot Size:	227 m ²

IN BRIEF

Exceptionally well presented 3 bedroom, 2 bathroom town house in the centre of historic Chateauponsac, on a quiet street, ready for you to come in and put your bags down – or expand!

The courtyard garden traps the sun and provides outside "Mediterranean style" living with privacy. Original features abound inside the main house with character dining room and large attic ripe for conversion.

Secondary building on the courtyard currently used as large workshop but could become a lovely holiday let with private entrance.

Set in character village and walking distance to supermarket, cafes, bakery, tabac and hairdresser.

Chateauponsac features beautiful walking tracks up in the hills or along the ramparts to the river

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

Imagine waking up in a beautifully presented charm packed house located on a quiet street in the centre of a historic French village.

Featuring your own private courtyard garden, where you can sip your morning coffee in tranquility, surrounded by Mediterranean-style charm. This is not a holiday fantasy—it's a real opportunity to own an exceptionally well-maintained 3-bedroom, 2-bathroom townhouse in Chateauponsac, and ready for you to simply put your bags down or expand into something even greater.

Step inside and be welcomed by a ground floor that perfectly balances character and modern living. The entrance foyer leads into a dedicated dining room, where exposed beams and stone wall pointing create a warm and authentic atmosphere for hosting friends and family.

A separate lounge offers views of the courtyard, while the bright, well-appointed kitchen flows seamlessly onto a wooden deck entertainer's area. This indoor-outdoor connection is essential for those relaxing summer evenings or lazy Sunday brunches. A full bathroom with WC completes this level, along with interior access to a private parking garage—a rare and practical bonus.

Head upstairs to the first floor, where wide hardwood plank floors lead to three generously appointed bedrooms—one of which boasts its own ensuite. There's even potential to expand above the adjoining garage, adding an extra lounge or more bedrooms to suit your growing family.

And then there's the attic. Much of the hard work is already done: a new wood floor with insulation has been installed, and double-glazed windows frame panoramic...

NOTES