

Beautifully renovated stone farmhouse with gite, annexe, barn and two hectares



EXCLUSIVE

## INFORMATION

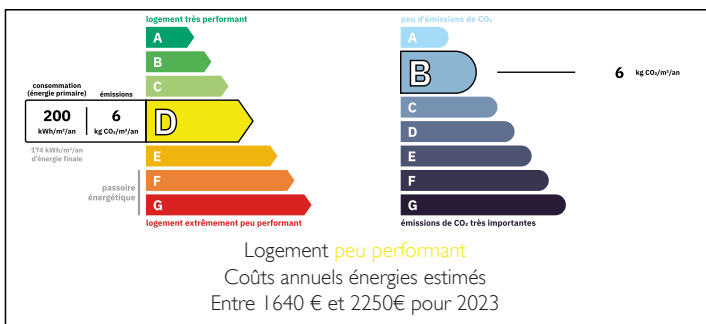
Town:	Châlus
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	19446 m2



## IN BRIEF

This stunning house sits in a small hamlet a few km from the historic town of Chalus - as well as the main house there is a separate gite, an annexe with a cinema room and a huge barn, all sitting in two hectares with panoramic views across the french countryside.

## ENERGY - DPE



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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

Enter into the main house and a stunningly renovated living room with tiled floor and exposed beams. This leads onto a well appointed modern kitchen with views across the paddock to the rear of the house. There is a downstairs toilet and a door to a sumptuous covered terrace.

Upstairs there are three good size bedrooms one with en-suite shower room as well as a family bathroom and space for an office - the house has fibre broadband available.

Next door is a luxurious gite finished to the same standard as the main house with an open plan living / dining kitchen area, bathroom and a double height ceiling with a lovely double bedroom area overlooking the main living room.

On the other side of the main house sits another property consisting of two rooms - one a beautiful bright living room with doors out to the patio and the other, a dedicated cinema room with full screen, projector and surround sound.

Upstairs is a large attic ripe for renovation into further accommodation, currently used as storage.

To the left of this building is large barn ideal for gardening equipment, cars or potentially conversion to stables.

The property is surrounded by two hectares (around five acres) of meadow - the views across the Haute Vienne countryside are magnificent.

All in all this is a rare find - no work to do and a superb and tasteful renovation. Five minutes from Chalus with bars and supermarkets and twenty minutes to Limoges airport...

## NOTES