

4 bedroom farmhouse with large open plan living spaces, workshop, garage, above ground swimming pool and land

EXCLUSIVE



INFORMATION

Town:	Champsac
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	21959 m2

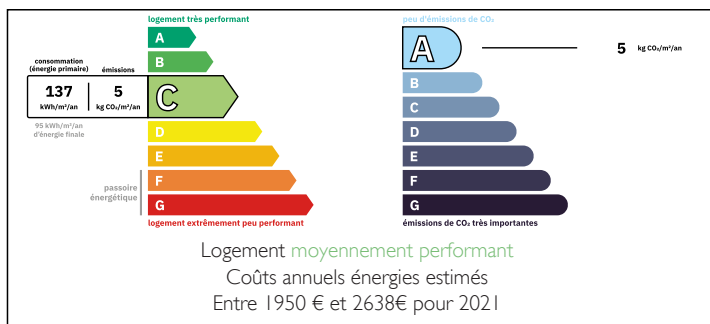
IN BRIEF

Nestled in a peaceful, secluded setting just minutes from a vibrant village, this beautifully renovated detached farmhouse perfectly combines modern comfort with timeless character. Finished to a high specification, the property retains many original features while offering spacious, versatile accommodation. The heart of the home is an open-plan kitchen, dining area and snug, complemented by several additional ground-floor reception rooms including shower room and toilet, ideal for family living and entertaining. Upstairs, a generous living room enjoys elevated views, alongside three further bedrooms, a bathroom and additional shower room.

Outside, the property boasts an impressive workshop, independent garage, additional storage, a terrace with bar area, and an above-ground swimming pool, creating an ideal space for relaxing and entertaining. Conveniently located just 30 minutes from Limoges Airport, this charming home

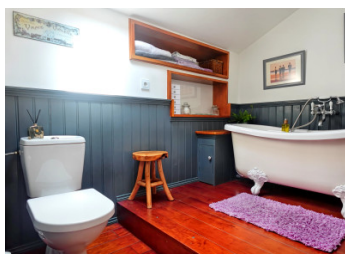
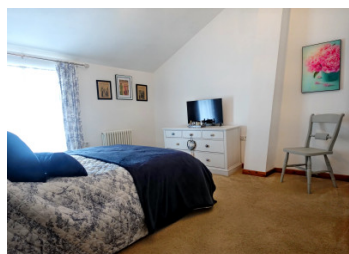


ENERGY - DPE



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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

Upon entering this property you are welcomed in by a beautifully appointed farmhouse kitchen perfectly balancing rustic charm with modern practicality. Bespoke shaker-style cabinetry, complemented by solid timber worktops and exposed ceiling beams, creates a warm and inviting atmosphere, while the original wood flooring enhances the room's character. At the heart of the kitchen is a generous central island with breakfast bar seating, providing an ideal space for casual dining, food preparation and entertaining. A traditional Belfast sink, range cooker with feature timber mantle, and ample storage ensure the kitchen is as functional as it is attractive.

Adjoining the kitchen, the dining room provides an inviting space for both everyday family meals and more formal entertaining. Spacious and light, the room comfortably accommodates a large dining table, making it ideal for hosting gatherings and celebrations.

Continuing the property's characterful theme, the room features exposed ceiling timbers, rich hardwood flooring and solid timber joinery, creating a warm and welcoming atmosphere. A wide open doorway connects seamlessly with the adjacent secondary sitting room allowing for an effortless flow between living and dining spaces while retaining a distinct sense of each room.

Also on the ground floor are two versatile additional rooms, currently configured as home offices, offering the flexibility to be used as ground-floor bedrooms, hobby rooms, or additional living space to suit your needs.

A practical utility room, with direct access to the rear garden, offers excellent additional storage along with space for a washing machine, tumble dryer, and...

NOTES