

Exceptional rural property with large gîte, pool, stables & extensive grounds

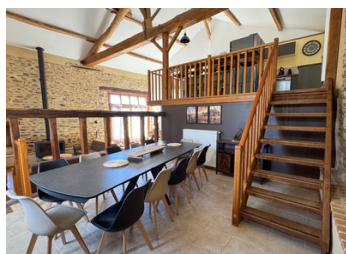


INFORMATION

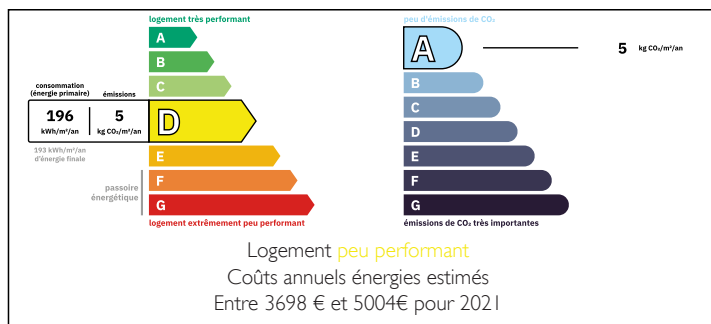
Town:	Champsac
Department:	Haute-Vienne
Bed:	9
Bath:	6
Floor:	423 m2
Plot Size:	55581 m2

IN BRIEF

Set in a peaceful rural location, this impressive country property offers approximately 5.5 hectares of land, a main house, a large independent gîte accommodating up to 12 guests, equestrian facilities, a swimming pool and several outbuildings. The combination of space, independent accommodation and land offers excellent potential for a tourism or equestrian project.



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

The spacious main house offers a comfortable and characterful living space. The ground floor features a generous 39 m² sitting room with a wood-burning stove, a large 31 m² kitchen, a ground-floor bedroom (12 m²), a shower room and an additional room (9 m²) with direct access to the garden.

Upstairs, there are three good-sized bedrooms (16, 13, 12 m²) each with its own private shower room. The first floor also features a beautiful, spacious landing with a library area and high ceilings, creating a particularly light and welcoming atmosphere.

The main house has its own independent fibre connection and provides a comfortable private home, separate from the gîte.

The large gîte of over 200 m² can accommodate up to 12 guests, with five bedrooms, two bathrooms and four WCs. Recent improvements include a new pellet heating system, radiators, kitchen and large glazed doors. The gîte also has its own fibre connection, private terrace and garden, making it well suited for holiday rental.

The property includes a 100 m² stable with five boxes, a workshop (25 m²) and additional outbuildings, making it particularly suitable for horses. A swimming pool (66 m²) adds to the property's appeal, while a 48 m² independent studio requiring renovation offers further potential for guest accommodation or rental income.

Heating is provided by a combination of a newly installed biomass boiler, gas heating, and wood-burning stoves. The property benefits from individual sanitation.

With its 5.5 hectares, 12-person gîte, equestrian facilities and existing leisure amenities, this...

LOCAL TAXES

Taxe foncière: 2411 EUR

NOTES