LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47852LZH87 Price: 639 000 EUR

agency fees to be paid by the seller

Impressive railway renovation, comprising 2 separate houses currently operated as luxury gites.

INFORMATION

Town:	Champagnac-la-Rivière
Department:	Haute-Vienne
Bed:	10
Bath:	6
Floor:	379 m2
Plot Size:	5734 m2

IN BRIEF

Two beautifully renovated properties, each with its own private pool, combining exceptional railway heritage with preserved character features and luxurious modern comfort. Sold fully furnished, offering flexible potential as a private residence with a separate holiday rental, or as a fully commercial venture with both properties operated as holiday accommodation.

Perfectly positioned within easy reach of Limoges, while enjoying the peace and character of the surrounding countryside, this unique property offers an exciting opportunity to own a piece of railway history and operate a thriving lifestyle business.
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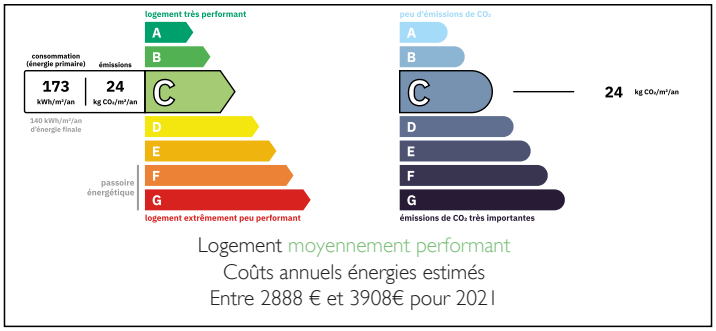
ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2888 € et 3908€ 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: **910 EUR**

NOTES

DESCRIPTION

This property is currently operating as a successful luxury gite business with two stylish properties available. In total there are 10 bedrooms, 6 bathrooms and 2 pools plus plenty of spacious accommodation that could be used in a variety of different ways.

HOUSE NUMBER 1 - LA GARE

Steeped in railway heritage, this building has been thoughtfully renovated to preserve the distinctive character of the former station , built in 1875, while creating a warm, comfortable and welcoming interior. The spacious accommodation combines period charm with contemporary comfort, creating an elegant yet relaxed country-house atmosphere.

The impressive 95m² open-plan kitchen dining area provides a wonderful social space, complemented by a separate, 16m2 comfortable lounge. The main space has underfloor heating and there is also a laundry/pantry area with a separate ground floor toilet.

Across the upper 2 floors, six individually styled bedrooms provide generous and flexible accommodation, with several benefiting from their own private bathroom or shower rooms. A further sitting area on the first floor landing creates an additional space to relax away from the main living areas.

The interiors have a relaxed, homely feel, balancing the property's historic identity with practical modern facilities. Original character and the building's former railway use remain central to its styling, giving the property a sense of authenticity and individuality.

French doors in the dining room lead out onto a flowered lawn with 8x4m swimming pool, terrace area and private garden lounge. There is also easy access to the greenway running...