

Property for Sale by Owner in France

PFSBO/Swayle

La Petite Chabanne - beautiful barn conversion, with barn and another house to renovate near Champniers on Dordogne/Haute Vienne border.



Price 340,000 euro (offers considered)

La Petite Chabanne is one long building, one finished house, very big, one huge barn, and a smaller house with scope for renovation. It all faces south on a gentle slope, which is great for that sunshine. It is approached by a poplar lined drive to the front.

There are patios to the side and front and there are several trees around the house.

Potential for house and gite providing an income.

The kitchen diner stretches from front to back, has exposed oak beams and is tiled, with wide steps up from dining area to kitchen area.

There is a large white tiled island with drawers and cupboards and 3 high stools for breakfast seating, by the double porcelain sink, a double cooker with 5 ring gas hob, and a tiled work surface over storage cupboards.

Downstairs off the kitchen is a large room which could be another bedroom or office.

Also here is a large walk in larder.

The back door leads out onto a wide patio.

There are steps up from the kitchen to a shower room with WC and basin.

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There is another large room here for storage.

The sitting room leads off from the dining area, and has a high ceiling, with a balcony round 3 sides, which leads off the stairs to the bedrooms and mezzanine floor.

There are large patio glass doors, leading to a patio, a wood burner, steps up to a raised floor area, under the mezzanine. This room is very light and spacious.

Upstairs there are 4 large bedrooms.

There is also the mezzanine and a large landing area which is a lovely space to chill and read.

All bedrooms have en suite shower rooms with WCs and basins.

We have tried to keep the old flavour in the renovation and have left many beautiful stone walls exposed.

There is a wood burning fire in the kitchen diner and also in the sitting room and there are electric radiators in some of the bedrooms.

ADSL available via France Telecom or SFR.

There is a bakery and a bar in Champniers, 1-2 km. For supermarkets and other shops, St Mathieu is about 4/5 km north, and has a great lake with sandy beach for swimming, and Piegut-Pluviers about 7 km south, where there is a great Wednesday market. Nontron, a beautiful old hillside town is 12 km south with a market on Saturday.

Limoges is 65 km - easy drive to airport. Perigueux about an hour and a quarters drive. 2 hours drive west to the coast.

1 hectare of land/garden, not enclosed.

There is parking for 4/5 cars in front of the house and another area out back for 5/6.

For more information contact Caryl Swale carylswale@hotmail.com

www.propertyforsalebyownerfrance.co.uk

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