

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 380,000 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.**

Property for Sale by Owner in France

**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](mailto:carylswale@hotmail.com)**

[www.propertyforsalebyownerfrance.co.uk](http://www.propertyforsalebyownerfrance.co.uk)

Property for Sale by Owner in France



Prepared by [www.france-on-line.info](http://www.france-on-line.info)

Email [franceonlinewebsite@gmail.com](mailto:franceonlinewebsite@gmail.com)

[www.propertyforsalebyownerfrance.co.uk](http://www.propertyforsalebyownerfrance.co.uk)

Property for Sale by Owner in France



Prepared by [www.france-on-line.info](http://www.france-on-line.info)

Email [franceonlinewebsite@gmail.com](mailto:franceonlinewebsite@gmail.com)