

Immaculate house on edge of village, 4 beds / 2 baths, energy efficient, attractive garden, barn, garage



INFORMATION

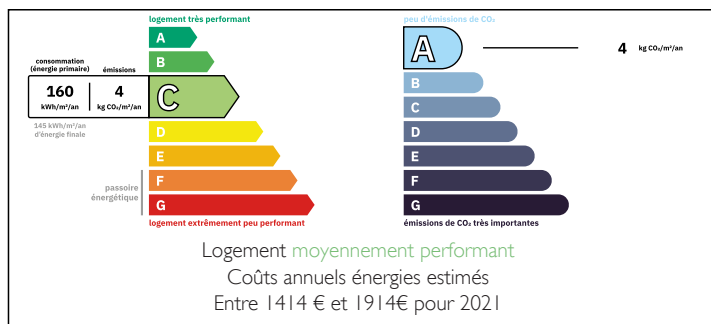
Town:	Chéronnac
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	157 m2
Plot Size:	949 m2

IN BRIEF

Situated in a pretty village at the source of the Charente river this semi-detached 4 bedroom & 2 bathroom property has been entirely & tastefully renovated. The property has an aura of calm & charm, perfect for holidays or a permanent home.



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 property comprises on the ground floor:

An entry hall with feature fireplace and wood pellet burner 18m², with hot air vents to the upper floor and neighbouring room. A living room with a wood burning stove 20m², a dining room and fully equipped kitchen 33m² with access to the rear garden, utility room with shower 4.5m², and WC.

Two stairways lead to the first floor which has a generous landing area 11m², bathroom 7m², 4 bedrooms 18m², 13m², 13m², 18m².

Outside: Attached stone barn in good condition 40m² with access to the garden, to the front and an opening to the kitchen directly. The fenced rear garden with fruit trees and the Charente river running alongside. An attached garden across the lane has a garage & workshop with further seating area in the shade of trees.

LOCAL TAXES

Taxe foncière: 521 EUR

NOTES

11 kms to the beautiful market town of Rochecouart with it's Chateau, a lovely old town, weekly market, restaurants, supermarkets, doctors & amenities.

10 minutes to the tourist lakes of the Haute Charente with beaches, bars & activities.

9 minutes to St Mathieu with commerces and a popular leisure lake.

40 minutes to Limoges airport

50 minutes to Angouleme with hi-speed train link (TGV)

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>