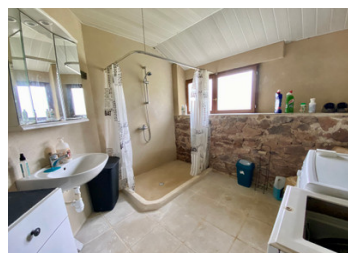


Barn to convert or for storage, with small garden. Works started to make it glamp-able;

EXCLUSIVE



## INFORMATION

Town:	Chéronnac
Department:	Haute-Vienne
Bed:	0
Bath:	1
Floor:	40 m <sup>2</sup>
Plot Size:	375 m <sup>2</sup>

## IN BRIEF

Situated in a pretty Haute Vienne hamlet, close to the Haute Charente leisure lakes and 15 minutes from the medieval town of Rochechouart, this pretty barn measuring 9m x 11m plus garage of 4m x 10m is situated in a constructible zone and has plans for a 2 bed conversion. There is a small garden at the rear and side of the detached property.

## ENERGY - DPE

DPE not required.

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 roof appears to be in excellent condition for the whole property. The main barn has the consumer unit and LINKY box (smart meter), barn walls and a mud floor.

The garage has a concrete floor and has now been divided to create a shower room/utility room (8m<sup>2</sup>) with lovely Italian style shower, hand basin, chemical WC and plumbing for the washing machine. Note : the septic tank has not been installed and is therefore an urgent requirement. There is an electric hot water tank.

The rest of the garage (32m<sup>2</sup>) is used like a studio flat with space for a bed, a very basic kitchen and sitting area. Double glazed doors and windows have been installed and the roof has been insulated but not boarded out (hence the intergalactic vibe). There is no heating but it does give you a glamp-able base of operations.

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

## NOTES