

UNDER OFFER 2 bed village house with large attached barn and garden

EXCLUSIVE

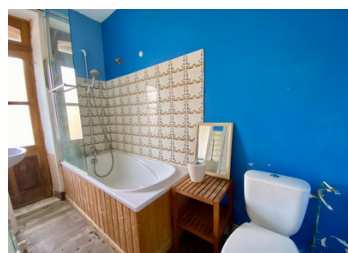
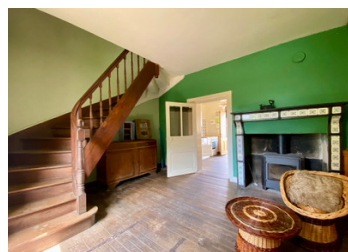


## INFORMATION

Town:	Chéronnac
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	47 m2
Plot Size:	0 m2

## IN BRIEF

Pretty 2 bed village house, with attached barn and garden. Walking distance to the village bar and 9 minutes (7km) from the small town of St Mathieu with all amenities including choice of bars, restaurants, supermarket, boulangerie, schools, doctors etc. The leisure lakes with snack bars, beach facilities, wonderful walks, horse riding are also with 10 minutes. Limoges airport is a 40 minute drive (44km).



## 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

### GROUND FLOOR

Kitchen (7m<sup>2</sup>) with country-style units

Lounge (14m<sup>2</sup>) with feature fireplace and log burning stove

Bathroom with WC (5m<sup>2</sup>)

### FIRST FLOOR

2 bedrooms, one of which is currently set as a 2nd lounge (10m<sup>2</sup>) as it provides access to the 2nd (11m<sup>2</sup>).

### SECOND FLOOR

Converted attic (13m<sup>2</sup>) which does not have the head height to be described as a bedroom but it has been used as such and certainly offers an office or great even just great storage options.

The property is single glazed and had wooden shutters. The heating is via the log burning stove. The electrical installation is relatively recent although not brand new and the property is on mains drains. The roof was lined and re-tiled approx 7 years ago.

The barn (51m<sup>2</sup>) is attached to the left hand side and offers huge potential to convert, if desired. The roof was re-done at the same time as the house.

The garden is all attached at the rear of the properties and has a pretty gravelled area at the top, leading down to the lawn. There is an access at the far end, via a chemin rural.

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

## LOCAL TAXES

Taxe foncière: **262 EUR**

Taxe habitation: **EUR**

## NOTES