

Attractive 3 bedroom house with swimming pool, in the Nature parc of Perigord-Limousin, an ideal holiday home.



INFORMATION

Town:	Chéronnac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	1362 m2



IN BRIEF

A well situated 3 bedroom house, semi-detached with swimming pool in a quiet country hamlet, ample parking and large outbuildings, a garden with an outdoor kitchen and a well. An ideal holiday home and location. Near to the market town of Rochechouart, local amenities and 45km from Limoges airport.

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 entrance hallway with staircase 16m², a living room 25m², kitchen dining area 29m² access to the covered terrace and the swimming pool (4m x 8m, 50 000 litres), outdoor kitchen and laundry room 15m², workshop/garage 37m² and a roof tiled hangar 152m². A fenced garden with a well and a land size of 1362m².

Upper floor landing 12m² with the master bedroom with en-suite 23m², bedroom 2 (14m²) bedroom 3 (10m²) Shower room and toilet 6.6m²

Double glazed throughout, minimal electric heating, the chimney could be put back into service if you wished to add a wood burning stove for a winter residence.

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

LOCAL TAXES

Taxe foncière: **99 EUR**

Taxe habitation: **EUR**

NOTES