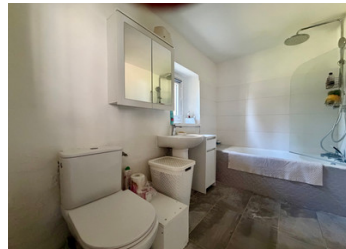


## 2 bedroom house plus 1 bedroom cottage situated between Rochechouart and St Junien



## INFORMATION

Town:	Chaillac-sur-Vienne
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	2468 m2

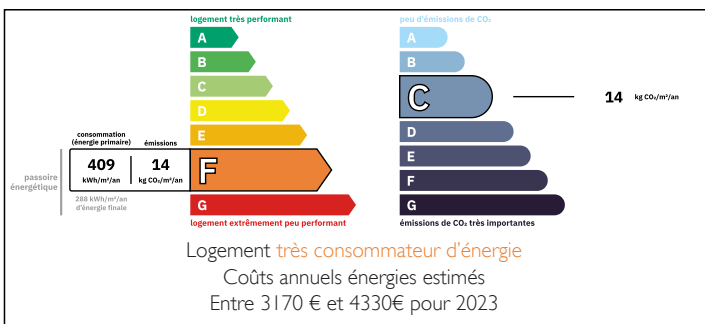


## IN BRIEF

Pretty 2 bed converted barn with large garden, including the edge of some woodland at the rear. Separate 1 bed cottage at the front.

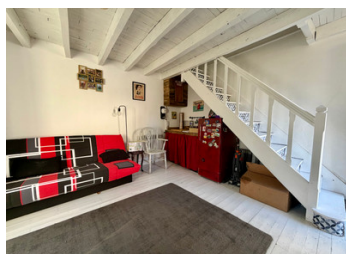
Situated in a hamlet between the towns of Rochechouart and St Junien so all amenities within 5 minutes of the property.

## 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

### House

From the graveled courtyard in front of the house you have the main dwelling.

Kitchen with built-in units, oven, fridge

Lounge/dinning room, double aspect and with vaulted ceiling this is a lovely light space with cosy log burning stove as the main feature.

Bathroom with bath, hand basic and WC.

Bedroom 1 with office space

### First floor

Bedroom 2, directly above the first

Mezannine (useful for storage) about the kitchen.

Double glazed throughout and heated via the log burning stove in the lounge and bedroom and electric radiators in other rooms.

The septic tank does need to be replaced and the electrics will require some upgrading but the property is immediately and comfortably habitable.

Terrace off the lounge that looks over the large plot of land that leads down to a chemin at the bottom. The river Glane is on the other side, so easy access to a little piece of paradise!

### Cottage

Lounge with corner kitchen

Bedroom above with shower, hand basic and WC in the corner of the room.

Double glazed and heated via the log burning stove.

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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 habitation:

EUR

## NOTES