

4/5 bed country house with beautiful garden, barn and woodland

EXCLUSIVE



INFORMATION

Town:	Chéronnac
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	155 m2
Plot Size:	2493 m2

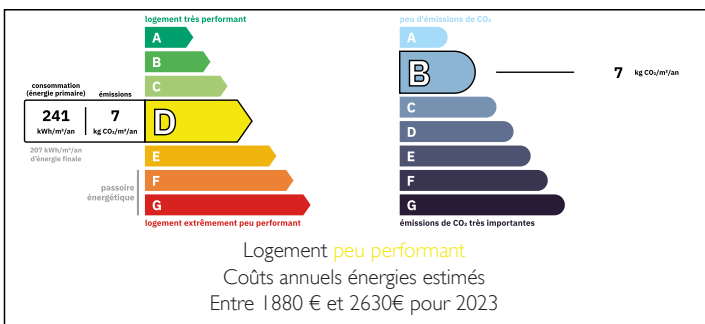
IN BRIEF

Attractive country home comprising a 2/3 bed roomed cottage, linked to a 2 bed roomed barn conversion; large barn for parking and storage, attached garden with wonderful views plus separate parcel of woodland just opposite the property. With an attractive country style kitchen and large lounge/dining room, two ensuite bedrooms and a family bathroom for the other bedrooms,

Conforming septic tank, double glazed all through and heated via 2 log burners and a heat exchange system for the converted barn part of the accommodation, this property is ready to move into today and offers the option to easily divide into a house and gite, if desired.

Situated in a peaceful Haute Vienne hamlet but with amenities within 10km; Limoges airport is under 50km.

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

GROUND FLOOR

Entrance hall (12m²) with tiled floor and space for a piano and a sofa!

Hobby room/Workshop (8m²) also used as an occasional bedroom, leading to

Utility room (5m²) with WC and sink

FIRST FLOOR

Above these rooms with lovely solid wood staircase from the entrance hall you will find :

Bedroom 1 (14m²) with built-in wardrobe. Set as a double and with room for a sofa.

Bedroom 2 (11m²) set as a twin. Both enjoying a lovely parquet flooring with continues onto the landing area (2m²).

Shower room (4m²) with shower, hand basin and WC. All rooms have electric radiators.

GROUND FLOOR continued

Kitchen (22m²) with lovely country style units and feature log burning stove.

Office/Hobby room 2 (9m²)

BARN CONVERSION GROUND FLOOR

Lounge/Dining Room (33m²) with log burning stove, lovely tiled flooring throughout

Bedroom 3 (9m²) with ensuite shower room (2m²)

FIRST FLOOR

Situated above the lounge/dining room :

Bedroom 4 (21m²) with mezzanined area at the top (where the drum kit is set up) offering plenty of storage

Ensuite bathroom (2m² of full head height but with a larger footprint going into the eaves), with bath, hand basin and WC.

EXTERIOR

Both the dining room and the kitchen have doors onto the garden with beautifully planted borders, vegetable garden and fruit trees. The green house and pizza oven are part of the sale.

LOCAL TAXES

Taxe habitation:

EUR

NOTES