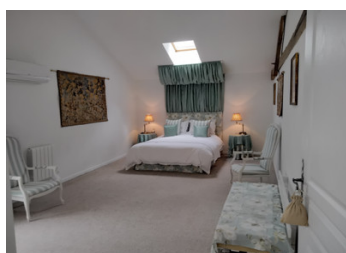


Highly desirable hamlet property set in mature grounds with pool.

EXCLUSIVE



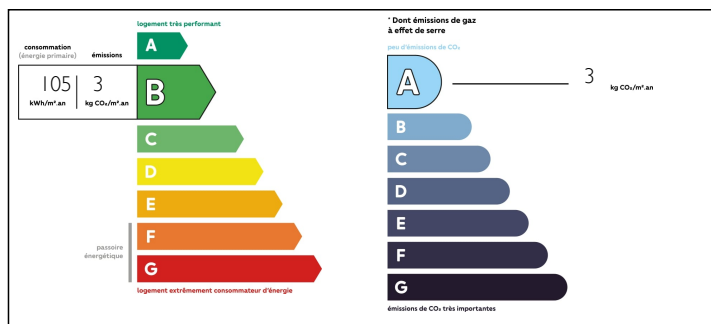
INFORMATION

Town:	Chéronnac
Department:	Haute-Vienne
Bed:	4
Bath:	4
Floor:	300 m2
Plot Size:	2142 m2

IN BRIEF

A very elegant and beautifully presented property set in a lovely, private garden with pool. The scale and versatility of the accommodation is impressive with four bedrooms; 2 on the ground floor and 4 bathrooms; 2 ensuite. Central to the accommodation is a grand lounge and formal dining area with vaulted ceiling and wrap around mezzanine. The property is ideally situated; 5 minutes drive to the village of St Mathieu, 10 minutes to the medieval town of Rochechouart with full amenities. Limoges airport is 46km and Angoulême TGV train station is 57km

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.



LOCAL TAXES

Taxe foncière: 1185 EUR

Taxe habitation: 1265 EUR

NOTES

DESCRIPTION

This property has been fully renovated by the current owners providing very elegant accommodation on a grand scale. The galleried lounge and formal dining area is particularly stunning which also enjoys views on to the garden through a large window and double doors. It has up-to-date electrics, double glazing, air to heat pump, conforming septic tank, and swimming pool.

Ground floor accommodation;

Entrance, 19.1m² with built in storage. This is a statement piece and sets the tone of the property.

Lounge 42.6m² with a stunning vaulted ceiling, galleried mezzanine, formal dining area, and double French doors leading onto the terrace. Also provides access to;

Bathroom 1, 10.8m² with shower, hand basin and toilet, and access to;

Bedroom 1, 26.2m² with double aspect and views to the garden.

Kitchen, 35.7m² fully equipped with dining area, French doors to the second patio area, and garden.

Bedroom 2, / Sewing room, 10.7m²

Utility & bathroom, 9.2

First floor accommodation;

The u shaped mezzanine (87.6 m²) accommodates comfortably a study and TV area, and leads to 2 large and luxurious ensuite (9.7m²) bedrooms (24.8m²) with walk-in wardrobes (6.6m²).

The garden is mostly laid to lawn with large mature trees, and a conifer hedge surrounding the entire plot making it extremely private and sheltered. There are three patio areas to chose from, an inground swimming pool 10m x 4m, parking and a well. All of which offer a private a tranquil setting.

Information about risks to which this property is exposed is available on the...