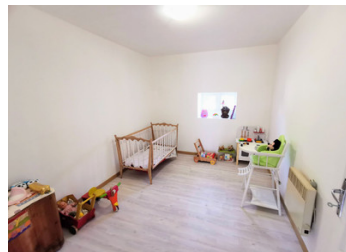


A Mechanics dream house ! Or are you a classic car collector? Ready to go business with a 4 bedroom house.



## INFORMATION

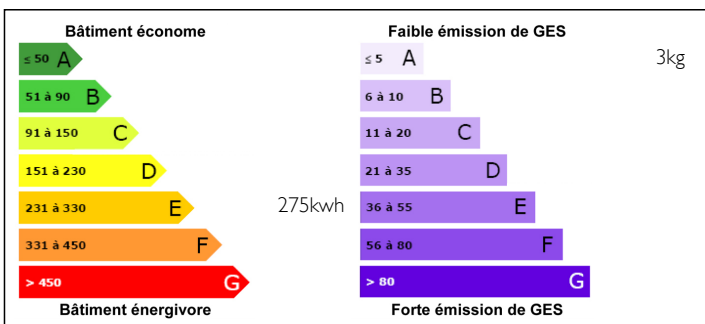
Town:	Château-Chervix
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	30811 m2



## IN BRIEF

A lovely 4 bedroom family home with over 3 hectares of land and woodland this property could be a great start for someone who wants to set up a mechanic business from home. The large, newly built hangar has a mechanics pit and, at 140m<sup>2</sup>, with enough space to run a successful enterprise.

## 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.



## NOTES

## DESCRIPTION

We enter the house via the barn conversion on the side of the main house. It has been converted to create 2 lovely bedrooms ( both approx 7m<sup>2</sup>) and an entrance hallway.

This area leads into the dining area, a veranda style, with a glass roof , tiled floors and patio doors onto the back garden.

Into the large living area with impressive fire place with wood burner. There is a back boiler on this fire to heat the radiators throughout the house. Tiled floors.

There is a separate seating area to the side of the living room with patio doors out on the garden and terrace.

The kitchen (12m<sup>2</sup>) is to the rear of the fire place in the living room. With tiled floors, wood units, breakfast bar, electric oven and gas hob.

Bathroom on the ground floor (7m<sup>2</sup>) Corner bath with shower. Sink and WC.

Wooden staircase leads to the first floor .

Bedroom 3 (12m<sup>2</sup>) with inbuilt cupboards and wooden floors.

Bedroom 4 (13.5m<sup>2</sup>) again with inbuilt cupboards and wooden floors.

There is a attic space which could be used to create a small bedroom or en suite bathroom.

Outside there is a terrace leading out from the back of the house and a garden which forms the 3 hectares of land.

The mechanics garage is 140m<sup>2</sup> with mechanics pit for working under cars. Great opportunity for those who would like to open a garage or for those...