

A farm with a 3 bedroom farm house to refresh and an adjoining barn. 3.5ha of land in total in a quiet hamlet



## INFORMATION

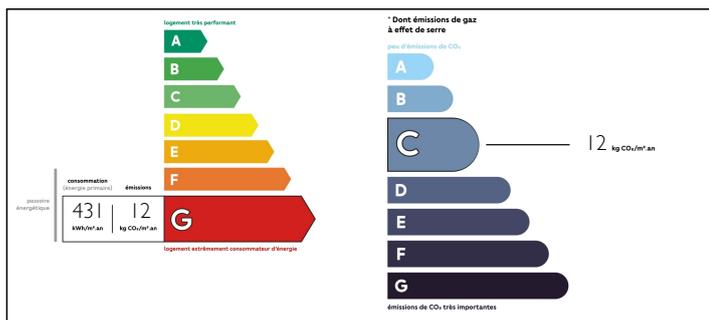
Town:	Château-Chervix
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	34979 m2



## IN BRIEF

Situated in a quiet hamlet close to the village of Chateau Chervix this property would be ideal for someone wanted a small agricultural activity or to keep a few horses. 3.5ha in total including some woodland. The farm house needs updating but would easily create a lovely family home.

## 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

The 2D & 3D floorplans are not to exact measurements but only to give an idea of the layout of the property.

The main door leads to the large kitchen (28.6m<sup>2</sup>) with an open fireplace and wood burning stove. Wooden flooring and a trap to enter the cellar.

Off the kitchen is a living room (12.8m<sup>2</sup>) and a room of 7.4m<sup>2</sup>. The wall between these two rooms could be knocked down to create one big room.

WC (1.75m<sup>2</sup>)

The first floor has 3 bedrooms (19m<sup>2</sup>, 14.4m<sup>2</sup> & 13.7m<sup>2</sup>) plus a small shower room (1.7m<sup>2</sup>) with sink and shower.

The attic is 45m<sup>2</sup> and would be possible to create further bedrooms in this space.

The house profits from mains and well water. A mix of double and single glazing. Septic tank.

The adjoining barn is over 26m in length and divided into 6 sections which would have been used as stables and for storage.

There is also a piggery (56m<sup>2</sup>) which would be ideal for renovation into a gite plus a well which could be used to serve the house.

There is another barn opposite the house (290m<sup>2</sup>) plus a hangar (169m<sup>2</sup>)

Lots of potential here for a small holding or to keep a few horses.

The property is located in a small hamlet close to the villages of Chateau Chervix, Coussac Bonneval and Meuzac and 40km south of Limoges. 19km to the popular town of St Yrieix la Perche.

For further information, photos and to book a visit please contact the agents.

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Information...

## NOTES