

UNDER OFFER Detached 2 bedroomed hamlet property with attractive courtyard garden and secret garden and barn

EXCLUSIVE

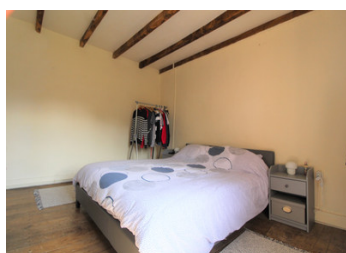


INFORMATION

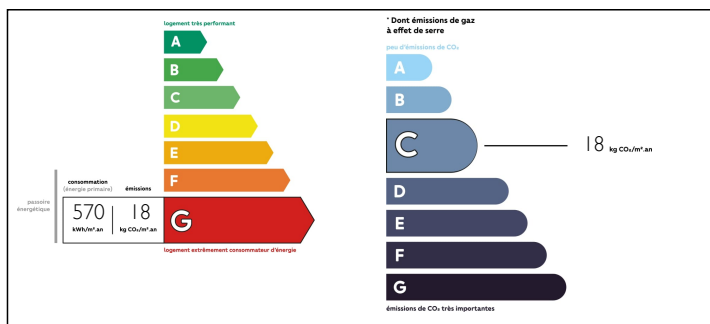
Town:	Chéronnac
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	70 m ²
Plot Size:	285 m ²

IN BRIEF

Situated in a pretty hamlet, walking/biking distance to the village barn, this 2 bed-roomed stone house makes an ideal lock up and leave holiday home. Large lounge/dining room, country style kitchen and utility room on the ground floor and 2 bedrooms and bathroom on the 1st floor. Attractive courtyard with parking space and lovely secret garden plus a barn. 7km from the village of St Mathieu and 13km from the medieval town of Rochechouart with full amenities. Limoges airport is 43km 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.



DESCRIPTION

You enter into the lounge (24m²) with feature fire place and log burning stove. To the right, the kitchen (15m²) with country style fitted units, stove and fridge freezer. Behind is an office and WC. The flooring is tiled throughout and with beams on show, you have plenty of character and charm.

Upstairs there are 2 bedrooms (15m² and 11m²) and a bathroom with WC, which was fitted in 2004. The original oak floors are on show all through the bedrooms and landing and the bathroom has a tiled floor.

The house is connected to mains drains, has a good roof and is in good order throughout with relatively recently electrics and plumbing.

Outside, the private courtyard offers plenty of space for parking and outside dining. You also have a large barn (which is attached to the neighbouring property) and an old ruined cottage has been turned into a wonderful secret garden - graveled throughout.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 90 EUR

NOTES