

Beautifully presented farmhouse, one bedroom annexe, barn, 5.5 acres of land, gîte potential, woodland stream

EXCLUSIVE



INFORMATION

Town:	Chéronnac
Department:	Haute-Vienne
Bed:	5
Bath:	3
Floor:	158 m2
Plot Size:	22556 m2

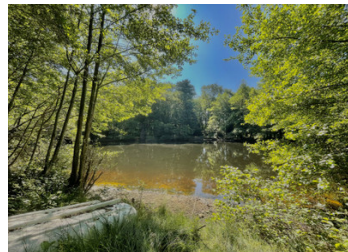
IN BRIEF

Situated in a private position at the top of the valley amid beautiful rolling countryside is a traditional farmhouse with 4 double bedrooms in total; an attached one bedroom cottage, a one bedroom annexe, numerous outbuildings including a large barn, 5.5 acres of land, and a private lake.

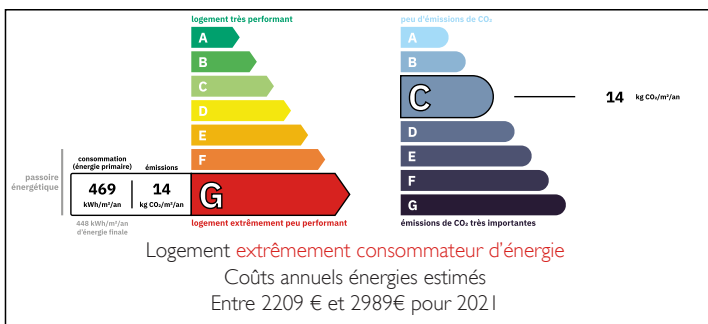
It is beautifully presented retaining many of the original features including; original flooring, and oak beams throughout the property. It offers comfortable and spacious living, and could be improved further with some modernisation. It is ideal as a permanent home offering self contained accommodation or rental income from the cottage and 1 bedroom annexe.

Single glazed with good wooden shutters, 2 wood burners.

Situated on the edge of the village, with post office,



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

Main house accommodation

Ground floor:-

Kitchen - 18 m² with door to garden, veranda overlooking wonderful undisturbed views of the valley, and access to the annexe.

Lounge - 16 m² with wood burner and double aspect.

Twin bedroom - 13 m² overlooking the garden.

From the kitchen a large open hallway gives access to the staircase, the cottage, and the gardens to the front of the property via large french doors.

On the first floor:

Double bedroom - 11.5 m²

Single bedroom - 6.5 m²

Bathroom - 6.4 m² with bath, basin and WC.

Cottage accommodation:-

Lounge & kitchen - 39 m² with door to private garden. Large open fire with staircase leading to large master bedroom - 23.5 m², with dressing area with built in cupboards and ensuite shower-room - 7.4m².

Annexe :-

Accessed externally and opens directly into the ensuite shower room - 3.6 m², which leads to a lovely double bedroom - 12 m² overlooking the garden.

Exterior and outbuildings

The farmhouse is set back off a country road, and approached via a private driveway, which leads to the entrance of the property, which is mostly laid to lawn with several majestic trees and shrubs, and mature hedging provides a private and sheltered aspect. The land approximately 5.5 acres wraps around the property, and offers beautiful views of the valley, and fields beyond. At the bottom of the valley is private lake stocked with fish (presently non conforming).

There are 3 outbuildings...

NOTES