

Renovated stone house with 5 bedrooms set in hamlet close to Rochechouart, lakes with beaches and golf.

EXCLUSIVE

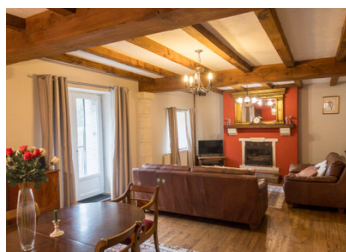


INFORMATION

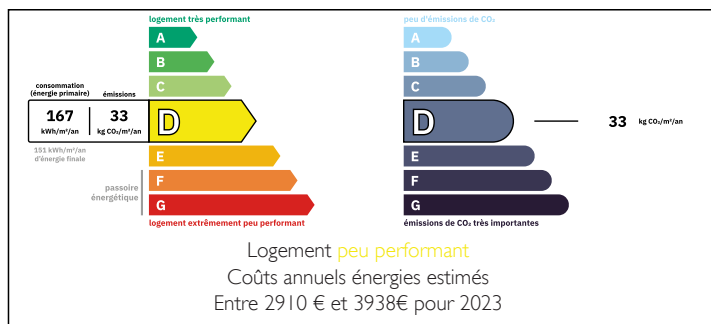
Town:	Videix
Department:	Haute-Vienne
Bed:	5
Bath:	3
Floor:	185 m2
Plot Size:	781 m2

IN BRIEF

Very conveniently situated 5 bedroom rural property, house with attached barn & garden. Close to the leisure lakes of Haute Charente and their beaches, bathing restaurants and sailing, and conveniently close to a golf course. Angoulême is 50 minutes away with access to the TGV rail connections to Paris or Bordeaux, Limoges airport 40 minutes away.

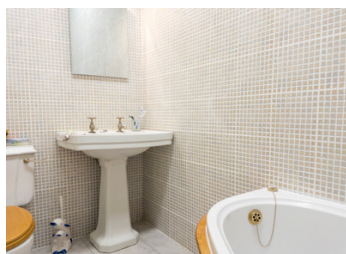


ENERGY - DPE



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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: 506 EUR

NOTES

DESCRIPTION

Pretty stone house, renovated with double glazing, oil fired central heating, two wood burners and exposed beams throughout. A gravelled driveway and a fenced garden.

Has 5 bedrooms in all with 4 bathrooms. Ground floor comprises a 19m² Kitchen, fully fitted with integral wall & base units & double sink. Attractively tiled floor, wood burner insert in a stone fireplace with wood store. 38m² Lounge and Dining room, with a wood burner and stone fireplace, double glazed doors giving access to the garden. Small bedroom 9m² or study, shower room and wc, utility room 13m² with plumbing for a washing machine. Internal access to the 26m² barn, central heating boiler.

Upper floor stairs to 14m² bedroom with velux window and oak beams. Bedroom 19m² with double aspect & oak beams, en-suite bathroom 7m². A second staircase landing with storage space. Bedroom 14m² with velux window and eaves storage, bedroom of 16m² with velux window and eaves storage. Bathroom 6m²

Fenced garden 780m² with mature Lime tree.

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