

Historic farm estate on 28 ha with stables, outbuildings and lake



INFORMATION

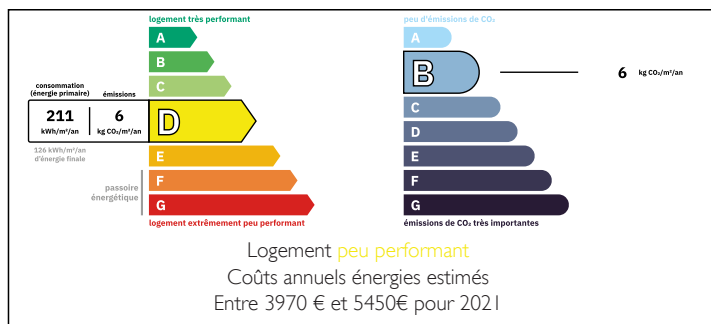
Town:	Chéronnac
Department:	Haute-Vienne
Bed:	6
Bath:	4
Floor:	390 m2
Plot Size:	284247 m2

IN BRIEF

Located at the end of a quiet shared country lane with only two other properties, this exceptional rural estate offers approximately 28 hectares of land, a characterful stone farmhouse dating from 1651, extensive outbuildings, and excellent potential for a fully operational B&B, gîte or hospitality business.

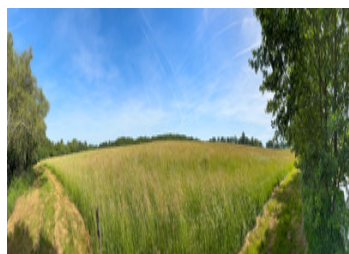


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1344 EUR

NOTES

DESCRIPTION

The land comprises around 22 hectares of meadows and 6 hectares of woodland. The meadows are currently leased to a neighbouring farmer, generating modest income while keeping the land well maintained, with flexibility to regain full use if desired. The property also benefits from natural water access for a potager, fruit trees, and rights of way (footpath), all in a peaceful rural environment.

The estate comprises two spacious, communicating stone houses, offering an ideal combination of family living and ready-to-use guest accommodation. The main house features generous and welcoming living spaces, including an entrance hall, a large fully equipped kitchen (43 m²) with contemporary fittings, central island, dining area, gas hob and pellet stove, as well as a conservatory. The first floor offers an impressive 50 m² living room with wood burner, while the upper floor includes two bedrooms (25 m² and 15 m²), a bathroom and landing.

The guest wing is perfectly suited for a B&B, gîte, retreat business or multi-generational living. It includes a kitchen/dining room (20 m²), a spacious living/games room (46 m²), four large bedrooms (39 m², 30 m², 26 m² and 14 m²) and three en-suite bathrooms, providing comfortable and independent guest accommodation.

The property combines authentic character with modern comfort, including heating via wood and pellet stoves, air-to-air heat pump and electric radiators. The septic tank conforms to current standards.

The farm infrastructure includes two large stone barns, cattle housing and extensive storage areas, suitable for livestock, horses, or conversion into additional...