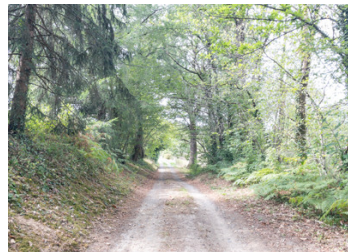


A rural farm with 2 farmhouses, 33 hectares of land, a lake and numerous outbuildings in a beautiful setting



INFORMATION

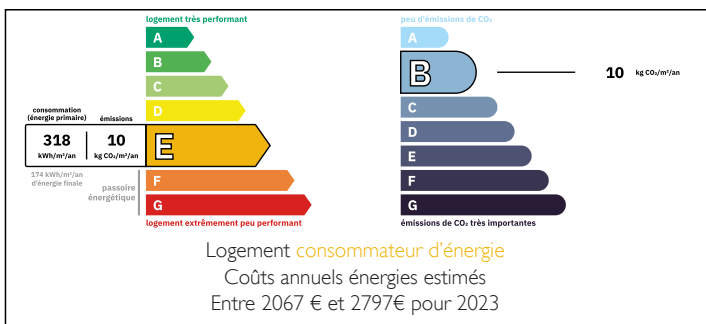
Town:	Chéronnac
Department:	Haute-Vienne
Bed:	7
Bath:	2
Floor:	234 m2
Plot Size:	334940 m2



IN BRIEF

Great opportunity to acquire a smallholding farm with two farmhouses, a 4000m2 lake, over 80 acres of grass and forest land, several outbuildings set in the commune of Cheronnac next the historic site of Peyrassoulat with its remarkable 800 year old trees. A castle ruin from 1575 on the route of Richard the Lionheart adds to its historical value. The larger house is habitable and has an open kitchen - dining room, a living room with veranda, and a ground floor bedroom and WC. An additional 2 bedrooms and bathroom upstairs, lower ground basement with 2 rooms and 2 garages. Lots of potential for further renovations. The old farm house in need of renovation has 5 bedrooms, a living room with an open fireplace and kitchen. A well gives the water supply for most of the year, and...

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

Farmhouse no.1 with 122m² habitable; ground floor entrance into an open kitchen diner 34m² with wood burning stove and AC unit, a living room 27m² with patio doors on to a véranda, a corridor of 6.5m² with steps leading to the basement, WC 2.3m² and ground floor bedroom 10m² overlooking a lake and woodland.

First floor 2 bedrooms 10m² and 15m², bathroom 5m².

Lower floor basement of 45m² has a hallway of 6m², 2 rooms each 8m² and 2 garages 13m² and 10m². Mostly double glazed, would benefit from a modernising renovation.

A traditional stone built house no.2 with 102m² habitable, in need of complete renovation all on the ground floor with a living room 25m² with an open fireplace, a corridor of 11m² leading to 5 rooms, 17m², 15m², 11m², 8.5m², 8m², a bathroom 5.4m² and kitchen 12m²

The garden features numerous fruit trees and a well, adjacent to the property are several outbuildings, suitable for horses, and currently used for sheep farming. Stone built 300m² and 70m² barns, and modern agricultural structures 950m² for a multitude of uses. The surrounding land has a lake which maintains its level even during the hottest period this year and feeds into a stream winding its way to the river Tardoire in the forest of Peyrassouat. The old castle tower ruin dates from 1575 and is an excellent historic feature and could potentially be developed into something more significant.

The village of Cheronnac has a bar, a medieval church...

LOCAL TAXES

Taxe foncière: 1700 EUR

NOTES