LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48767JVM87 Price: 371 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (350 000 EUR without fees)

Room for the whole family – isolated in the peace of the Limousin



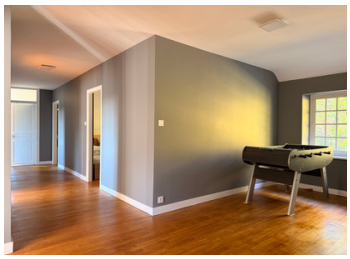












INFORMATION

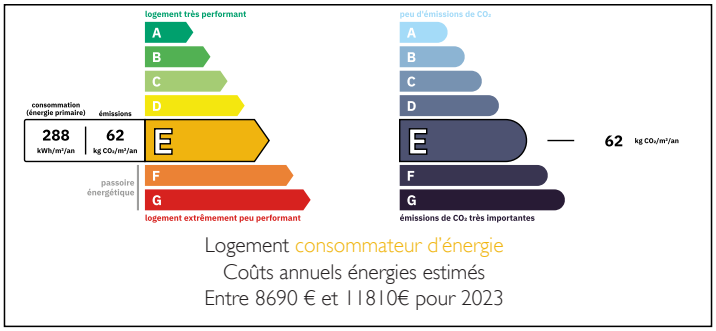
Town:	Cheissoux
Department:	Haute-Vienne
Bed:	6
Bath:	2
Floor:	300 m2
Plot Size:	14575 m2

IN BRIEF

In a secluded spot near Cheissoux, surrounded by 1.45 hectares of land, this large late-19th-century stone house offers around 300 m² of living space. Freshly redecorated and with renewed electrics, it is ready to welcome a big family, friends… or guests.

Downstairs you'll find two lounges with wood burners, two kitchens, a gym or extra bedroom and a practical boot room with kennel. Upstairs there are six bedrooms, all with their own washbasin, two shower rooms and an office.
Saint-Leonard-de-Noblat and Bujaleuf are about 10 minutes away, Eymoutiers 20 minutes, and Limoges with its airport around 50 minutes.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 8690 € et 11810€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1903 EUR**

NOTES

DESCRIPTION

Welcome to this generous stone family home, built around 1890 in the green heart of the Haute-Vienne, close to the village of Cheissoux. With around 300 m² of living space and 1.2 hectares of land around it, this is a house where everyone has room of their own.

What makes this home so special is its sheer space and flexibility: six bedrooms upstairs, two kitchens and two lounges with wood burners – ideal for a large family, for hosting friends, or for starting a chambres d'hôtes.

On the ground floor, a snug front lounge (22 m²) with wood burner welcomes you, and the hall (17 m²) leads to the other rooms. The heart of the house is the 51 m² living room, also warmed by a wood burner. The main kitchen (16 m²) leads to the boiler room, and a second kitchen (11 m²) comes in handy for guests or as a summer kitchen. At the back, a rear entrance/boot room (17 m²) with WC and washbasin, a kennel (4 m²) and a safe make life easy for dog owners and walkers. A gym (19.5 m²), which could also serve as a downstairs bedroom, completes this level.

Upstairs, a large landing (23 m²) leads to six bedrooms of 13 to 22 m², each with its own washbasin. One has an ensuite shower room, another its own WC. There is also a shower room (4 m²), a separate WC and an office (15 m²).
The house has been completely...