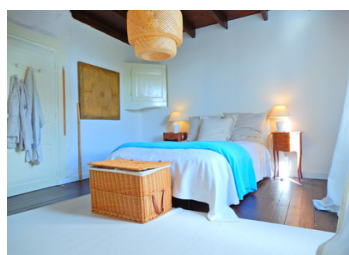


Beautiful, immaculate house on edge of village, 4 beds / 2 baths, garden, barn, garage, close to leisure lakes



## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Chéronnac    |
| Department: | Haute-Vienne |
| Bed:        | 4            |
| Bath:       | 2            |
| Floor:      | 150 m2       |
| Plot Size:  | 804 m2       |

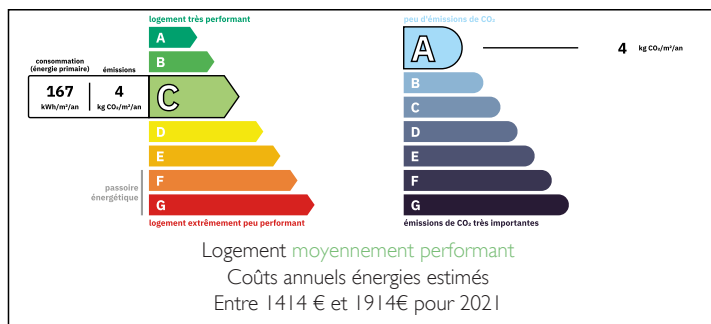


## IN BRIEF

Situated on the edge of a pretty village is this semi-detached 4 bedroom & 2 bathroom property which has been entirely & tastefully renovated by the current owners. The property has an aura of calm & charm, perfect for holidays or a permanent home.

10 minutes to the tourist lakes of the Haute Charente with beaches, bars & activities.

## 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

The property comprises on the ground floor: Large entry hall with feature fireplace and wood pellet burner. Salon with wood burning stove, dining room open to fully equipped kitchen, utility room with shower, WC.

A stairway leads to the first floor which has a generous landing area, bathroom with WC, 4 bedrooms, second staircase which descends to the main entry hall.

Outside: Attached stone barn in good condition, attached garden, across the lane is a garage & workshop with further garden area.

11 kms to the beautiful Bastide town of Rochechouart with its Chateau, lovely old town, weekly market and supermarkets, DIY & commerces.

9 minutes to St Mathieu with commerces and popular leisure lake.

12 minutes to the leisure lakes, restaurants and beaches of the Haute Charente.

40 minutes to Limoges airport/ 52 minutes to Limoges city

56 minutes to Angoulême City with fast train link (TGV)

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES