

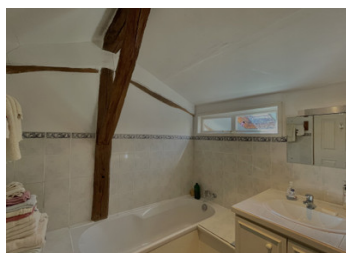
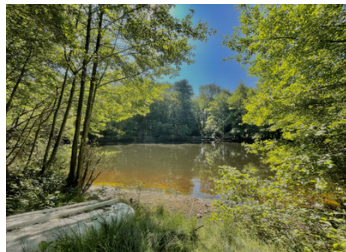
Beautifully presented farmhouse with cottage, one bedroom annexe, barn, 13 acres of land and private lake

EXCLUSIVE



INFORMATION

| | |
|-------------|--------------|
| Town: | Chéronnac |
| Department: | Haute-Vienne |
| Bed: | 5 |
| Bath: | 3 |
| Floor: | 158 m2 |
| Plot Size: | 52369 m2 |



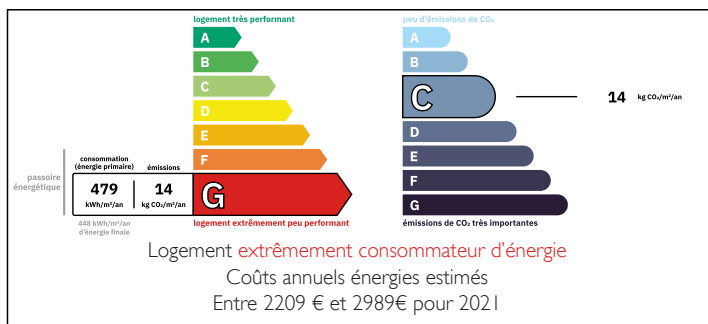
IN BRIEF

Situated in a private position at the top of the valley amid beautiful rolling countryside is a traditional farmhouse with 4 double bedrooms in total; attached one bedroom cottage, one bedroom annexe, numerous outbuildings including a large barn, 13 acres of land, and a private stocked lake.

It is beautifully presented retaining many of the original features including; original flooring, and oak beams throughout the property. It offers comfortable and spacious living, and could be improved further with some modernisation. It is ideal as a permanent home offering self contained accommodation or rental income from the cottage and 1 bedroom annexe.

It is single glazed with good wooden shutters, septic tank (conformity to be verified) 2 wood burners.

ENERGY - DPE



Situated on the edge of the village, with post office,

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

Main house accommodation

Ground floor:-

Kitchen - 18.41 m² with door to garden, veranda overlooking wonderful undisturbed views of the valley, and access to the annexe.

Lounge - 16.44m² with wood burner and double aspect.

Twin bedroom - 12.78m² overlooking the garden.

From the kitchen a large open hallway gives access to the staircase, the cottage, and the gardens to the front of the property via large french doors.

On the first floor:

Double bedroom - 11.57m²

Single bedroom - 6.34m²

Bathroom - 6.39m² with bath, basin and WC.

Cottage accommodation:-

Lounge & kitchen - 39.35m² with door to private garden. Large open fire with staircase leading to large master bedroom - 23.50m², with dressing area with built in cupboards and ensuite shower-room - 7.40m².

Annexe :-

Accessed externally and opens directly into the ensuite shower room - 3.60m², which leads to a lovely double bedroom - 11.92m² overlooking the garden.

Exterior and outbuildings

The farmhouse is set back off a country road, and approached via a private driveway, which leads to the entrance of the property, which is mostly laid to lawn with several majestic trees and shrubs, and mature hedging provides a private and sheltered aspect. The land approximately 13 acres wraps around the property, and offers beautiful views of the valley, and fields beyond. At the bottom of the valley is private pond stocked with fish (conformity to be verified).

There are 3 outbuildings all attached; the store (16m²) and garage /...

LOCAL TAXES

Taxe habitation: EUR

NOTES