

**UNDER OFFER** Deceptively spacious 3 bed stone cottage, ready to move into. Perfect lock and leave.



EXCLUSIVE

## INFORMATION

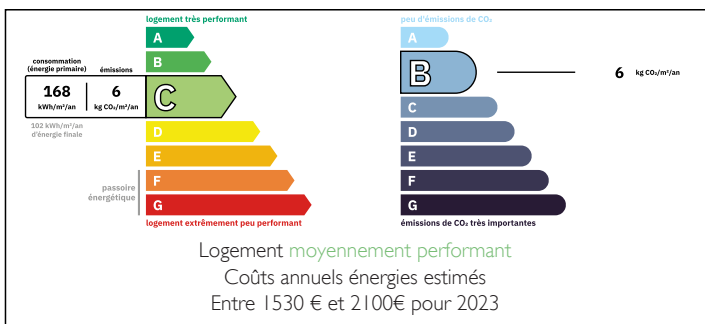
Town:	Chéronnac
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	112 m <sup>2</sup>
Plot Size:	715 m <sup>2</sup>

## IN BRIEF

This pretty 3 bed hamlet house is situated close to Chéronnac and 10km from the medieval town of Rochechouart with full amenities including choice of bars & restaurants, boutiques, supermarkets etc. The wonderful leisure lakes of the Haute Vienne are under 8km, offering swimming lakes, kayaking, sailing and wonderful walks. Limoges airport is 43km (40 mins by car).



## 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

### Ground Floor

Lounge (41m<sup>2</sup>) with feature fireplace and log burning stove

Kitchen (17m<sup>2</sup>) with country style, fitted units, oven, hob and microwave

Utility room/Shower room (5m<sup>2</sup>)

### First Floor

Landing (6m<sup>2</sup>) with large storage cupboards

Bathroom (3m<sup>2</sup>) with roll top bath, hand basin, WC and underfloor heating

Bedroom 1/ Office (8m<sup>2</sup> of full head height but a larger floor space going into the eaves, which the bathroom also has).

Bedroom 2 (14m<sup>2</sup>) set as a twin

Bedroom 3 (18m<sup>2</sup>) the principal bedroom

There are electric radiators for the each of the bedrooms and the property is double glazed throughout with the only exception being the lounge window.

There is a lovely terrace in front of the house for a table and chairs and just opposite, a pretty garden with piggeries to one side (ideal for wood storage etc). There is also a separate garden, just 50m from the house which used to be a potager.

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

## NOTES