

Renovated countryside house with a gîte, outbuildings, and a great garden

EXCLUSIVE



## INFORMATION

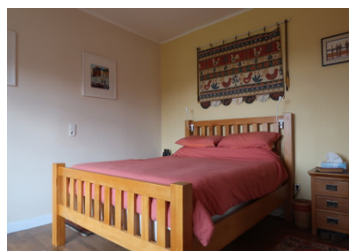
Town:	Cheissoux
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	217 m2
Plot Size:	3980 m2

## IN BRIEF

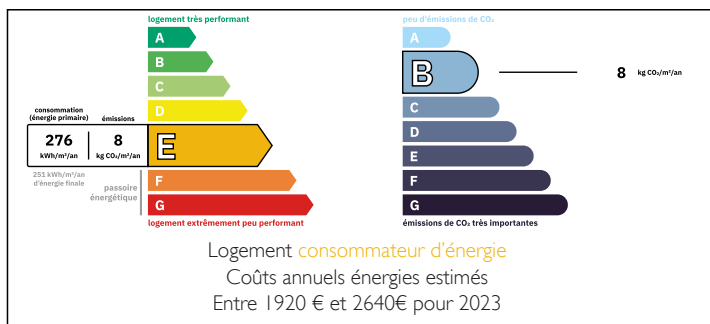
In Cheissoux (87), 40 minutes from Limoges and 15 minutes from Saint-Leonard-de-Noblat, this renovated property with an on-going gîte income awaits a new owner.

You can literally move in, unpack your bags, and enjoy.

Limoges airport is only an hour away.



## 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.



## LOCAL TAXES

Taxe foncière: 1494 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This property in Cheissoux is completely renovated over the last 10 years and offers a high standard of living plus an income (gîte), several outbuildings, a lovely garden and stunning views.

Main house (157 m2)

Ground floor:

An entrance hall (8 m2) with a pantry room (5 m2) on the left and a washing room / WC on the right (6 m2) takes you into the well-equipped kitchen (20 m2) that offers direct access onto the sunny patio terrace and the garden.

Attached to the kitchen is the dining room (16 m2) and continuing through the dining room you arrive in the lounge (20 m2) with its wood burner that heats all radiators in the house as a central heating system.

First floor:

A staircase in the kitchen takes you to the landing on the first floor giving access to two bathrooms (13 and 5 m2), three bedrooms (11, 12, and 14 m2) and a dressing room (5 m2).

Second floor:

The attic space is divided in two parts: one part serves as attic and technical area for the central heating system and the other part is converted into a habitable room that could function as a bedroom, or for any other use.

Gîte (60 m2)

The gîte is a separate house and consists of an open kitchen / dining room / lounge (30 m2) and shower room / WC (4 m2) on the ground floor.

The first floor offers a landing (4 m2) and two bedrooms (11 and 11 m2).

The current owners have always...