

Beautifully renovated stone farmhouse, 2 bedrooms, outbuildings, lovely garden views, peaceful countryside

EXCLUSIVE



## INFORMATION

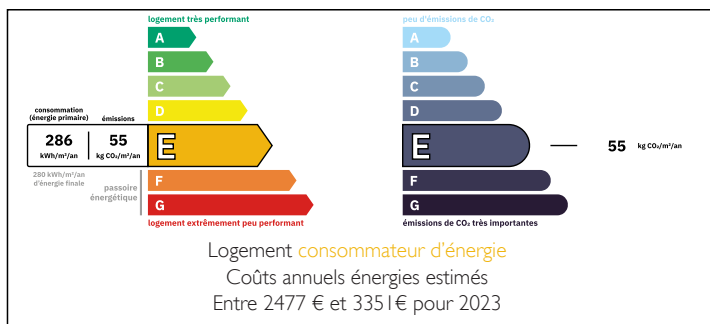
Town:	Chéronnac
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	84 m2
Plot Size:	2980 m2

## IN BRIEF

This attractive farm house in a rural setting with combined kitchen and lounge on the ground floor giving access to the rear garden and its stunning views. Fabulous renovation with exposed beams and stone walls, wood burning stove, 2 bedrooms on the first floor with high ceilings, outbuildings and well. Makes an ideal lock up and leave home.



## 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 habitation: EUR

## NOTES

## DESCRIPTION

Situated in a quiet rural area in the heart of Périgord Limousin Natural Park with the larger centres of Rochechouart and St Junien accessible by car and Limoges airport within easy reach.

### GROUND FLOOR

Open plan kitchen and lounge (37m<sup>2</sup>)

Wood flooring

entrance from the garden with storage

bathroom (6m<sup>2</sup>)

WC

access to clear clean dry cellar space

### FIRST FLOOR

Bedroom 1 (15m<sup>2</sup>) height 3.7m

Bedroom 2 (17m<sup>2</sup>) height 3.7m

roof insulation and double glazed throughout.

Garden of 2980m<sup>2</sup> with well, open views across the fields

Garage 19m<sup>2</sup>

dependence 21m<sup>2</sup>

storage or possible garden kitchen 9m<sup>2</sup>

wood shed 14m<sup>2</sup>

Alarm system, outside gas storage, central heating radiators

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