

Renovated stone house with 5 bedrooms set in hamlet close to Rochechouart, lakes with beaches and golf.



EXCLUSIVE

INFORMATION

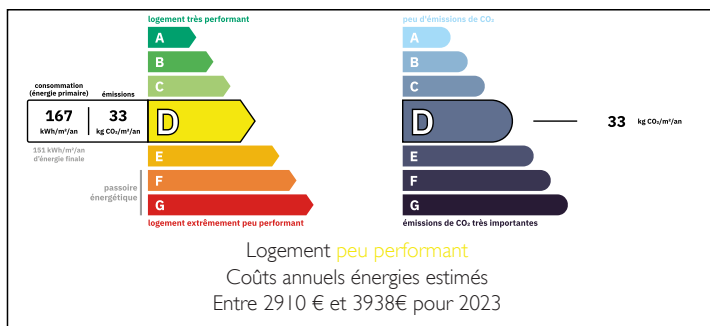
Town:	Videix
Department:	Haute-Vienne
Bed:	5
Bath:	3
Floor:	185 m ²
Plot Size:	781 m ²



IN BRIEF

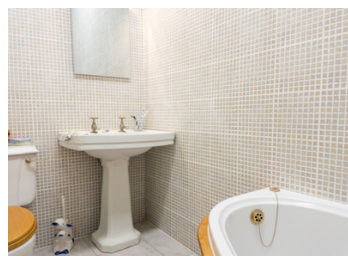
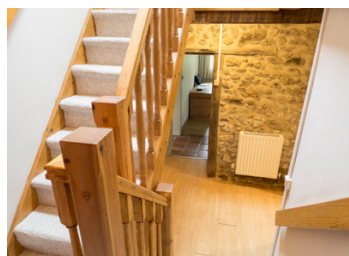
Very conveniently situated 5 bedroom rural property, house with attached barn & garden. Close to the leisure lakes of Haute Charente and their beaches, bathing restaurants and sailing, and conveniently close to a golf course. Angoulême is 50 minutes away with access to the TGV rail connections to Paris or Bordeaux, Limoges airport 40 minutes 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.



DESCRIPTION

Pretty stone house, renovated with double glazing, oil fired central heating, two wood burners and exposed beams throughout. A gravelled driveway and a fenced garden.

Has 5 bedrooms in all with 4 bathrooms. Ground floor comprises a 19m² Kitchen, fully fitted with integral wall & base units & double sink. Attractively tiled floor, wood burner insert in a stone fireplace with wood store. 38m² Lounge and Dining room, with a wood burner and stone fireplace, double glazed doors giving access to the garden. Small bedroom 9m² or study, shower room and wc, utility room 13m² with plumbing for a washing machine. Internal access to the 26m² barn, central heating boiler.

Upper floor stairs to 14m² bedroom with velux window and oak beams. Bedroom 19m² with double aspect & oak beams, en-suite bathroom 7m². A second staircase landing with storage space. Bedroom 14m² with velux window and eaves storage, bedroom of 16m² with velux window and eaves storage. Bathroom 6m²

Fenced garden 780m² with mature Lime tree.

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

LOCAL TAXES

Taxe foncière: 506 EUR

Taxe habitation: EUR

NOTES