

Impressive stone country home, renovated for modern comfort, heated swimming pool, large garden, double garage

EXCLUSIVE



INFORMATION

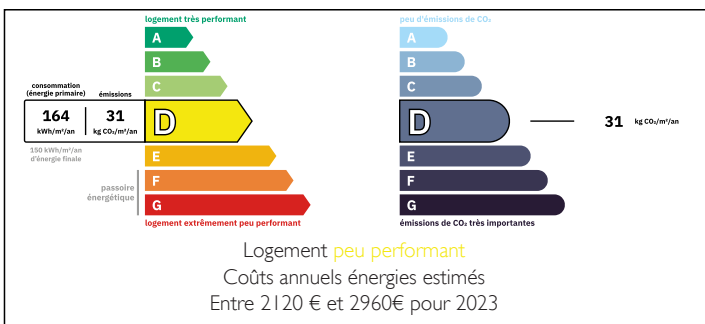
Town:	Chéronnac
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	24775 m2



IN BRIEF

Converted farm house with 3 bedrooms, bathroom, w.c plus an office/bedroom on the upper floor. Open living room and kitchen, shower room and pantry on the ground floor with access to an impressive large barn completely renovated with a new roof and beams making the possibility to add further living space, work space or space for a personal project easily done. Outdoor heated salt water swimming pool, with paved surrounding, a well and a large garden suitable for horses. Modern features including gas or heat pump central heating and air conditioning, pellet burner stove, double glazing throughout. A double garage with automated doors, dry storage space, and wood storage. Set in the Perigord Limousin nature park, 50 minutes from the airport or TGV mainline station.

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

The house comprises:

Living room 35m², an open kitchen 15m², pantry 3.75m², shower room 3.75m². Exotic wood staircase leads to the upper floor with 4 rooms, 3 bedrooms 9m² and an office/bedroom 7m², the landing 10m², bathroom 5m² and w.c.

Double glazed throughout, with a pellet wood burner, reversible heat pump and gas central heating. Reversible heat pump exchange for air conditioning, insulation, conforming septic tank, fibre optic cable.

From the the living room there is direct access to the neatly renovated barn with a new roof, beams and solid floor 94m² (7m height) excellent possibilities to convert into whatever you desire. A double garage of 138m² (4.6m height) with overhead automated doors. Firewood storage barn of 25m²

The heated garden swimming pool is 12m x 5m (60 m²) with a heat pump system and filtering of the saltwater. Paved surround to the pool and a well nearby. Fruit trees, an olive tree and a well tended garden, and field of 10 000m², would be suitable for horses or livestock.

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

LOCAL TAXES

Taxe foncière: 1287 EUR

Taxe habitation: EUR

NOTES