

Beautifully renovated house with two barns close to Chateauneuf La Foret



INFORMATION

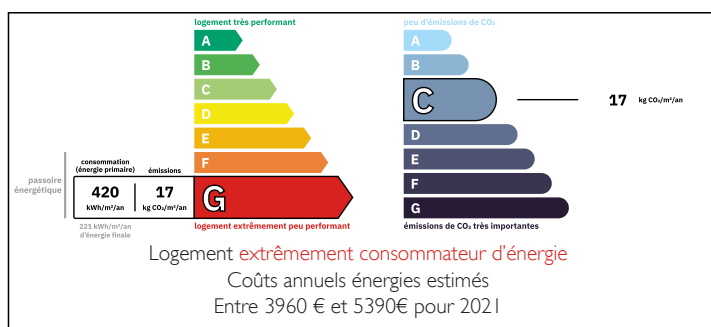
Town:	Châteauneuf-la-Forêt
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	2993 m2

IN BRIEF

A lovingly renovated detached house close to facilities in Chateauneuf La Foret. The house is now ready for a buyer to put their own stamp on it and offers a flexibility in terms of layout and design. It currently has on the ground floor an open plan dining/living room and kitchen, a possible bedroom with shower unit, a WC, a utility room and a further room potentially for use as another bedroom. On the first level mezzanine there is space for a lounge, plus a small workspace. On the second mezzanine there is space for another bedroom or lounge. There is the possibility of converting one of the barns to additional living accommodation subject to planning consent.



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 main entrance to the house is off the quiet road, and leads into an open plan room (34m²) which ideally would be used as a living room/dining room and kitchen. Through the kitchen area is a small corridor leading to separate WC, and a room (10m²) with a shower unit. To the right of the corridor is a utility room, which leads into another room (10m²).

An open staircase separating the living room and kitchen leads up to the first mezzanine which has a living space (15m²). There is a door from this floor which opens onto the garden area to the right of the house.

Stairs from this floor lead up to the second mezzanine which has space (10m²) ideal for a further bedroom or lounge area.

Attached to the house are two barns (41m² and 35m²), the second of which has a room for workshop or recreation.

There is garden area to three sides of the house. The house is only a few minutes drive from the centre of Chateauneuf La Foret. The town has all amenities including a supermarket, shops and restaurants. The leisure lake is a great location for swimming in the summer months. It is around one hour from Limoges airport, and less than 30 minutes to the magnificent Lac De Vassiviere with beaches, watersports and restaurants/cafes.

LOCAL TAXES

Taxe habitation: EUR

NOTES

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