

Reference: R10516
Location: Haute Vienne (87) - Chéronnac
Type: House with Studio
Setting: Hamlet
Bedrooms: 2
Bathrooms: 2
Habitable: 170m²
Land size: 10,668m²
Condition: First Class Condition
Year built: 20th Century
Heating: Wood & Electric
Shops: 4 km
Pool: No
Outbuildings: Yes



Quietly located in a beautiful woodland setting, this property is comprised of an immaculately presented two bedroom house along with a separate timber framed/timber clad building that is currently operating as a physiotherapy clinic with an adjoining gymnasium. The property offers some great opportunities, either to extend the living accommodation or to establish a similar lifestyle or health related business.

The main house is set well back from the passing country lane and is accessed via a gravelled driveway. It is semi-detached, however the grounds are totally private and the attached property is only occupied a few weeks of the year as a holiday home. It is double glazed throughout and, in addition to a woodburner, has modern electric radiators to provide heating.

The main living area is to the rear of the house where there is a large, open plan kitchen and dining room which opens out directly onto a west facing dining terrace. The kitchen is fully fitted and includes an impressive range cooker set beneath an extractor hood. Just off the kitchen is a utility room with plumbing for a dishwasher and washing machine and room for an upright fridge/freezer.

The cosy lounge has two side windows along with a glazed door opening into the front garden...at its heart is the charming woodburning stove with an exposed stove pipe. Off the lounge is a study (which could double as a bedroom) from where the broadband internet is accessed with download speeds up to 12 Mbs available.

There are two beautifully finished shower rooms on the ground floor, one of which acts as an ensuite for the ground floor master bedroom which is also equipped with a walk in wardrobe and has a glazed door opening into the garden.

There is a spacious guest bedroom on the first floor and the possibility to create a further bedroom by converting the loft space.

The second building is around 50 metres from the main house and provides all sorts of possibilities. It is currently set up for use as a physiotherapy clinic with a waiting room, w.c., treatment room and gymnasium. There is also a workshop and storage room and a large loft space that could be converted. It was built in 2008 and is a timber frame/timber clad building, much of it finished with insulated walls and floors and equipped with its own fosse septique. It could easily be developed into a separate house or used for a range of business or leisure activities.

The grounds extend to over 1 hectare and consist of sweeping lawns dotted with mature trees, along with a section of woodland.

This is a property that will give you the feeling of being in the middle of nowhere, however it has the benefit of being close to plenty of amenities. There is an excellent boulangerie just 4km away and a popular bar in the local village. Within 10 minutes you can access the town of Rochechouart (with its impressive château) offering facilities such as a supermarket, butcher, bank, doctor and pharmacy. The international airport in Limoges can be reached in just 45 minutes and it is a similar distance to access the high speed TGV rail network in Angoulême, from where you can be in Paris in just over two hours.

Agency fees of 6% are included in the asking price.
 Honoraires d'agence de 6% TTC inclus, charge acquéreur.
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€199,950

Whilst every care is taken to provide factual details, they are not contractual.
 Agency fees are included in the price, legal fees are extra

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