

2 bed house, 2 stone barns with garden and garage, plus a half acre building plot, walkable to village centre.

EXCLUSIVE



## INFORMATION

Town:	Les Salles-Lavauguyon
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	72 m2
Plot Size:	2568 m2

## IN BRIEF

All set in a quiet hamlet, a 2 bedroom house, a run of stone barns and a building plot of 2000m<sup>2</sup>. Walking distance to the village of Les Salles Lavauguyon with basic amenities and close to the towns of Rochechouart and St Mathieu. Limoges airport is under 50 minutes drive.



## ENERGY - DPE

DPE not required.

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 set in a quiet hamlet location. The barns are to the left of the house (not directly attached). Then set behind the barns you have a plot of land in a confirmed constructible zone of over 2000m<sup>2</sup>.

### House:

The front door opens into the kitchen/diner of around 18m<sup>2</sup> with fitted units and tiled floor. To the right you have a lovely lounge (18m<sup>2</sup>) with timber floors, along with exposed stone walls and beams. There is a feature fireplace and wood burning stove but please note this is ornamental only - these are not connected to the chimney or flue.

Stairs from the kitchen lead to the first floor landing where you will find two double bedrooms (28m<sup>2</sup> & 12m<sup>2</sup>) and a bathroom). Then a further set of stairs leads up to the loft which has been converted to allow for a third bedroom or study (12m<sup>2</sup>), but this does not have full head height.

The house has double glazed windows, and is connected to mains drainage. In front of the house, there is space for a table and chairs and you have a garage for parking, just opposite the house.

### Barns and land:

To the left of the house across the lane you then have the barns, which come with a pretty garden. In need of some revision.

- Barn 1 : approx 75m<sup>2</sup>
- Barn 2 : approx 45m<sup>2</sup>
- Outbuilding : approx 12m<sup>2</sup>
- Garage : approx 25m<sup>2</sup>

Set behind the barns you have a separate building plot of 2...

## LOCAL TAXES

Taxe foncière:	231 EUR
Taxe habitation:	EUR

## NOTES