

## Substantial village centre property with ground floor self contained apartment

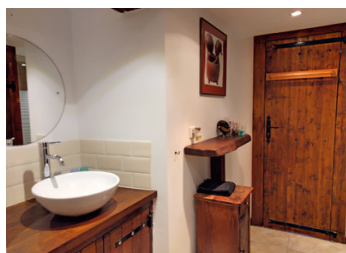
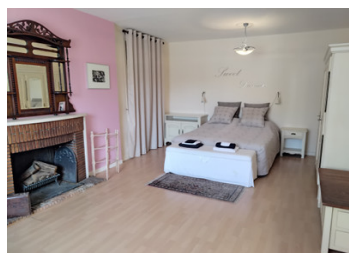


## INFORMATION

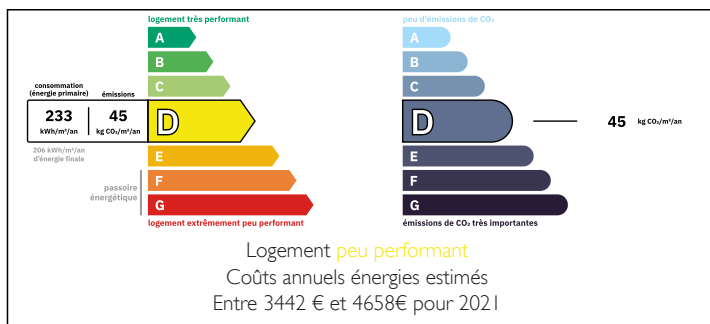
Town:	Les Salles-Lavauguyon
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	234 m2
Plot Size:	1831 m2

## IN BRIEF

This property is deceptively spacious with 4 bedrooms. It offers flexible living and business potential. Situated in the heart of a pretty Haute Vienne village, with café/bar, (holding regular music events including local food truck service) and a short drive to the leisure lakes.



## 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 accommodation is divided in two; a private residence on the upper floor, and a gite on the lower floor both of which have access to private outside space.

The main residence is all on one level. It is light and spacious and comprises; a large lounge, fully equipped kitchen with lovely views of the village square, 3 bedrooms, bathroom and separate toilet. To the rear, is a conservatory leading out to a wrap-around balcony overlooking a private garden with access / parking and lovely views of the countryside beyond.

The gite, situated on the ground floor offers a large double bedroom, shower room and WC, spacious, open plan kitchen / diner and lounge with a boot room and access to the patio at the rear. Also, on this level is a storage room and two garages.

The property benefits from double glazing throughout, oil central heating, and is connected to mains drains.

This property must be viewed to fully appreciate the accommodation and the business potential on offer.

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

## LOCAL TAXES

**Taxe foncière:** 1320 EUR

**Taxe habitation:** EUR

## NOTES