

## UNDER OFFER Spacious Village Property



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Ladignac-le-Long
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	181 m2
Plot Size:	1839 m2

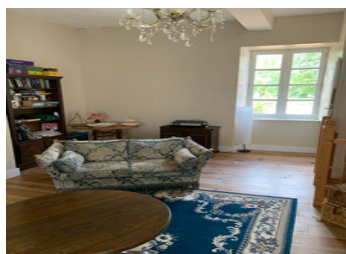
## IN BRIEF

Generously proportioned village property which is close to local amenities with 3 good sized reception rooms, 3 double bed rooms and space to make a fourth.

Ideal property for growing families or possibility to divide and have a 'granny flat/ apartment ' as was originally 2 properties.

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

Attractive front door opens into an entrance hall (9.5m<sup>2</sup>) which gives access to:

Sitting room with inglenook fire place (26m<sup>2</sup>)

Dining room (27m<sup>2</sup>) with wood burner, double doors to outside terrace area and access to second sitting room (19m<sup>2</sup>) also with wood burner.

Kitchen (22m<sup>2</sup>) fitted with floor and wall units, another double door gives access to terrace area. A separate staircase from the kitchen leads to a bedroom (16m<sup>2</sup>) and bathroom with w.c. on the floor above.

Staircase from the hall leads up to a bedroom (14m<sup>2</sup>), a large landing (16m<sup>2</sup>) and shower room (3m<sup>2</sup>).

The 3rd bedroom (19.5m<sup>2</sup>) has a separate staircase again from the second sitting room and separate wash room (3m<sup>2</sup>).

Large garden to the rear of the house has lovely views over the countryside side and an above ground octagonal pool. There is a workshop and plenty of space for off street parking for 3 cars.

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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: 1006 EUR

Taxe habitation: EUR

## NOTES