

\*\*\*UNDER OFFER\*\*\*

EXCLUSIVE



## INFORMATION

Town:	Ladignac-le-Long
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	130 m2
Plot Size:	9203 m2

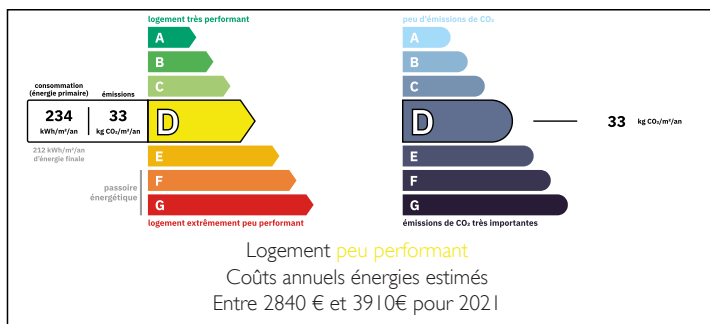
## IN BRIEF

### UNDER OFFER

This beautifully presented property has everything you need to establish a comfortable family home or a secluded holiday get-away. From the impressive entrance hall, pass through a stone arch to arrive in a superb open-plan lounge-dining room and spacious kitchen. Doors from this fabulous living space open out to a large patio stretching the full length of the property. Also on the ground floor, a double bedroom and bathroom with a walk-in shower make this property ideal for those seeking a home with all accommodation on a single level. Upstairs a further 2 double bedrooms, 2 childrens' bedrooms, and a shower room give ample space for families. Under the house, an expansive cellar gives plenty of space to store your vehicle, garden tools and to have a workshop. Outside, the property is well screened giving privacy to...



## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière:** **1338 EUR**

**Taxe habitation:** **EUR**

## NOTES

## DESCRIPTION

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This superb detached, countryside property has oil-fired central heating throughout, secondary glazing, and sanitation is provided by a septic tank.

The front door of the property is located on a small terrace which sits under the main roof of the house, the perfect place for a morning coffee. Enter through the front door into the entrance hall.

### ENTRANCE HALL (3,7m x 2,3m = 8,8m<sup>2</sup>)

The double height entrance hall has the staircase to the first floor and stone arches leading to the other spaces of the ground floor. A Mezzanine landing wraps around the space on the first floor giving the perfect location in the centre to hang a beautiful light feature.

### LOUNGE / DINER (11m x 4,3m = 46,7m<sup>2</sup>)

Through one of the stone arches, one enters this very large living space zoned into a lounge and a dining room. A large Godin wood-burning stove provides a cosy feature for the lounge area. The dining area easily fits a dining table with eight chairs with ample surrounding space. Double doors lead out to a sunny patio spanning the entire rear of the house.

### KITCHEN (4,3m x 2,6m = 11m<sup>2</sup>)

A beautiful fitted kitchen with cream shaker-style cabinets, and a peninsula breakfast bar with feature hanging lighting above, giving the perfect space to cook, chat, and eat breakfast. Oven, gas hob, built-in dishwasher, built-in under-counter fridge, wine fridge, and washing machine included for sale.

### DOWNSTAIRS BEDROOM (3m x 4,3m = 12,5m<sup>2</sup>)

A simple double room with wooden floors and a green garden...