

Ref: A32275LNH87

Price: 211 680 EUR

agency fees to be paid by the seller

UNDER OFFER

















INFORMATION

Town: Ladignac-le-Long

Department: Haute-Vienne

5 Bed:

2 Bath:

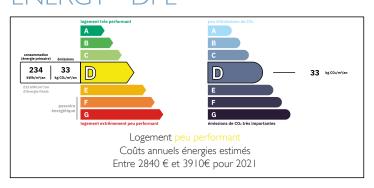
Floor: 130 m² Plot Size: 9203 m2

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...

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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.



LEGGETT

IMMOBILIER INTERNATIONAL

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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 $(3.7m \times 2.3m = 8.8m2)$

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 $(1 \text{ Im} \times 4.3 \text{m} = 46.7 \text{m}2)$

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 $(4,3m \times 2,6m = 11m2)$

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 $(3m \times 4,3m = 12,5m2)$ A simple double room with wooden floors and a green garden...