

Detached 2/3 bed, stone house with barn and outbuilding plus land and wonderful open views.



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Les Salles-Lavauguyon |
| Department: | Haute-Vienne          |
| Bed:        | 3                     |
| Bath:       | 2                     |
| Floor:      | 120 m <sup>2</sup>    |
| Plot Size:  | 6864 m <sup>2</sup>   |

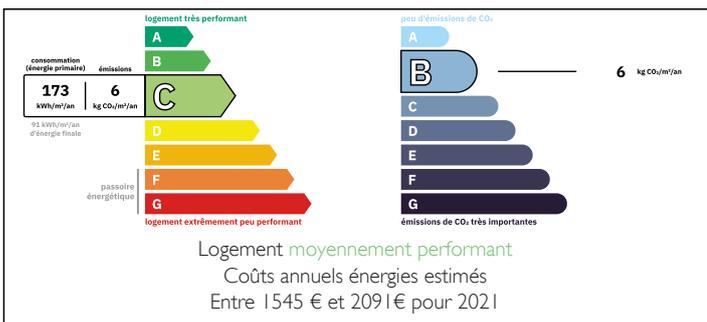
## IN BRIEF

Beautiful, tastefully decorated stone house full of character, with adjoining barn, situated in a small, quiet hamlet with magnificent views over the countryside.

Adjoining land of over 6864 m<sup>2</sup>. Situated at the edge of a small hamlet, 10 mns. from the lakes of Haute-Charente with activities.



## 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

Main house:

Ground floor:

Entrance hall, WC,

Spacious sitting room with fabulous views

Dining room open to the fitted kitchen - tiled floors throughout

1st floor: 2 spacious, bright bedrooms, one with 1 bathroom and 1 with a shower, Study (currently used for storage), Landing, corridor and attic space.

Approx. 120 m<sup>2</sup> of living space.

Attached hangar.

Non-collective drainage.

Wooden double glazing.

Heating and aircon via heat pump

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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 habitation:

EUR

## NOTES