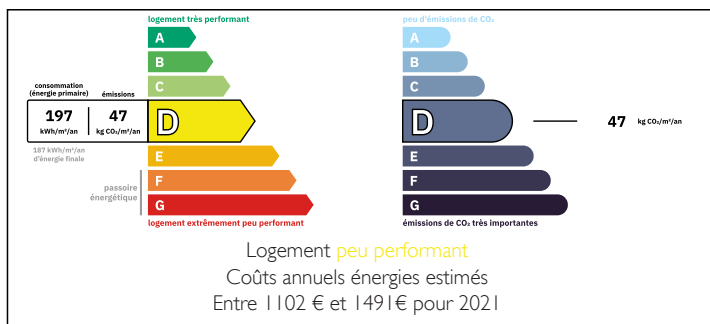


Charming 2 Bed Cottage, with barn in rural Haute Vienne, modern comfort, move in ready!

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Ladignac-le-Long
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	80 m <sup>2</sup>
Plot Size:	4855 m <sup>2</sup>

## IN BRIEF

Charming 2-Bedroom Cottage with Barn and Land in the Heart of Rural Haute-Vienne

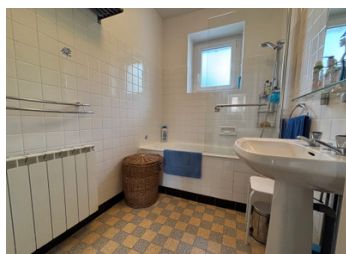
This well-maintained, move-in ready semi-detached cottage offers the perfect blend of rustic charm and modern convenience. The exterior of the property retains delightful character features such as exposed stonework, wooden shutters, and a traditional bread oven—now repurposed as useful storage.

Set all on one level, the cottage comprises two comfortable bedrooms, a bathroom, and a bright, open lounge with doors leading directly onto a sunny terrace—ideal for relaxing or outdoor dining. The home benefits from double glazing throughout, ensuring warmth and efficiency year-round.

The setting is peaceful and green, nestled in a small rural hamlet near the villages of Saint-Hilaire-les-Places (87800) and Ladignac-le-Long

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.



## LOCAL TAXES

**Taxe foncière: 353 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The main door leads directly into the kitchen/dining room(28m2) with wooden floors, wood burning stove.

Door opposite opens into the sitting room (19m2) which has access through glass doors to the terrace with attractive gabions at the rear of the house. Currently used as a holiday home, the house benefits from the solar powered 'solar-venti' system ensuring the house continues to be ventilated during vacant periods when the house is closed.

The central heating is oil fired with the log burning stoves in the kitchen and sitting room for that extra feeling of warmth.

Second door from the kitchen takes you to the 2 bedrooms (12.5 and 13.6 m2), bathroom and separate w.c. All floors are wooden excluding the bathroom and w.c. which have tiles.

Double glazing throughout. Well insulated with a 'D' energy rating.

The property is on a good sized plot of 4855 m2.

There is a traditional bread oven and area for wood storage opposite the house with parking area.

The very generous barn (96m2) currently used for storage, offers huge potential as a workshop or conversion to a large family home (subject to permissions). The manageable layout, tranquil surroundings, and characterful touches make this an ideal full-time residence, holiday home, or rental opportunity in the beautiful Haute-Vienne countryside.

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