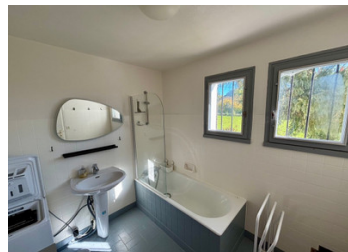
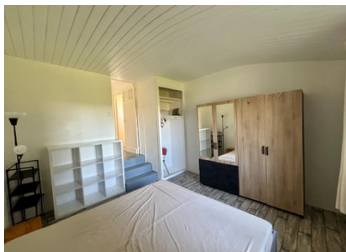


Beautiful 2 bedroomed property with pool in a peaceful hamlet with views. Priced to sell!



INFORMATION

Town:	Ladignac-le-Long
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	70 m ²
Plot Size:	1713 m ²

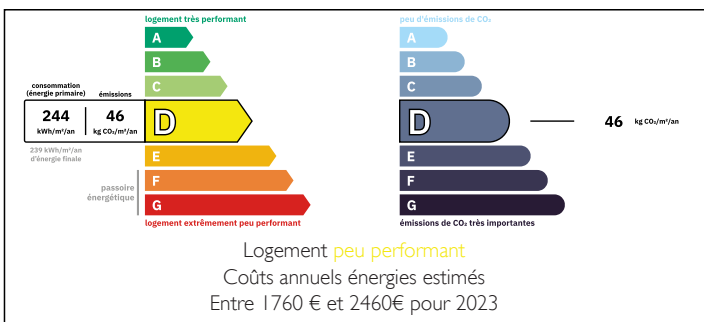
IN BRIEF

This perfect little cottage has great potential. It has a large open plan, living/dining/kitchen, 2 bedrooms a bathroom and separate WC. Located in a little hamlet a few minutes from the centre of Ladignac Le Long it enjoys beautiful rural views in a tranquil setting.

The property has a manageable sized garden with in ground pool surrounded by a terrace to relax and enjoy the setting.

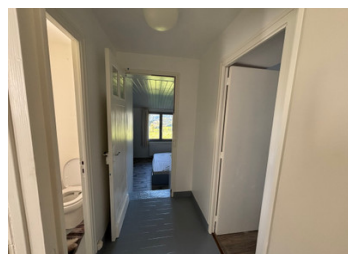
Across the little lane is a good sized barn at the back there is a further garden for a potager.

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

You enter the property through a small glazed porch into the Living/dining/kitchen area (33m²), with tiled floors and a door and two windows overlooking the front of the property and pool this room has an inset wood burning fire, oven, hob and sink and a range of kitchen units.

From the kitchen area is a door to a hallway (5.24m²) that connects to a bedroom (9.8m²). This room has a linoleum floor covering and a window to the rear of the property.

There is a bathroom (5.3m²) with sink unit and bath with shower attachment a tiled floor and a separate WC (1.5m²) also tiled.

At the other end of a small inner hallway are steps to the main front facing bedroom (13.06m²). This is a bright room with a large double window and built in wardrobe storage.

Outside the property there are lawned gardens, and established trees including a productive fig tree. There is a swimming pool (6mx9m) surrounded by a decked terrace.

The garden around the house also contains an old stone built bread oven.

Across the little lane that serves one other property is a barn 100m² with a potager garden at the rear.

In need of refreshing and updating this property is a hidden gem waiting to be turned into a perfect pied-a-terre or a holiday home.

Located between the towns of Saint Yrieix and Nexon both with all amenities and 35-40 minutes from Limoges airport.

Information about risks to which this property is...

LOCAL TAXES

Taxe habitation:

EUR

NOTES