

Spacious detached house built on a basement in an elevated position



INFORMATION

Town:	Ladignac-le-Long
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	147 m2
Plot Size:	2856 m2

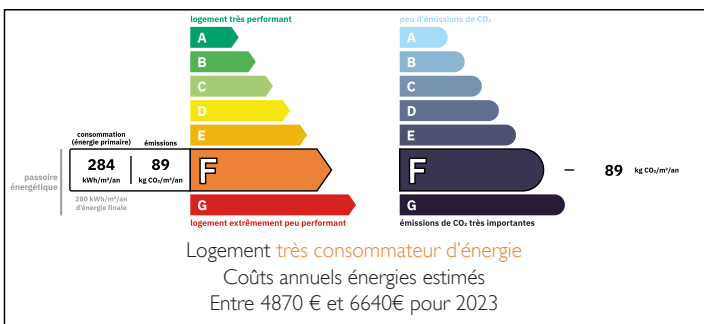


IN BRIEF

Detached house built in the 1970's with light, spacious rooms on 2856m2 of land, located in the Haute Vienne, 36km from Limoges.



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

This detached house is located just 500 metres from the village of Ladignac-le-Long. The village hosts lively night markets during the summer and features a leisure lake with a snack bar.

The property includes a front terrace, ideal for outside dining and enjoying the views, a spacious entrance hall leading to a kitchen with pantry, a lounge/ dining room, two bedrooms, a bathroom and a WC.

Upstairs, there are two additional bedrooms along with attic space suitable for storage.

The basement is divided into a laundry room, a garage with space for three cars, and a wine cellar.

The house is surrounded by both front and rear gardens and benefits from off-road parking.

The house has secondary glazing and oil fired central heating.

Room sizes:

- Hallway 8m²
- Kitchen 15m²
- Pantry 8m²
- Lounge / dining 30m²
- Bedroom 14.7m²
- Bedroom 15m²
- Bathroom 5.7m²
- WC 2.8m²
- Bedroom 16.6m²
- Bedroom 15m²

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