

## Village House Close to Local Amenities

EXCLUSIVE



## INFORMATION

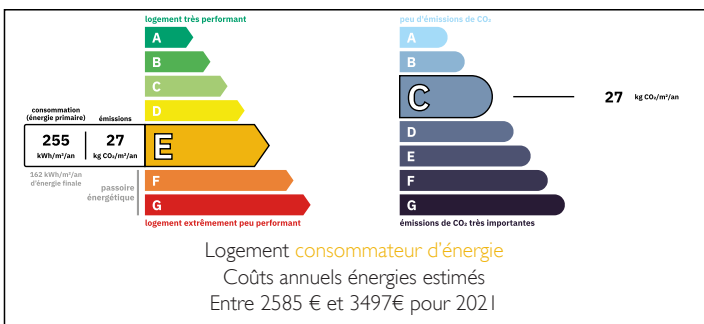
Town:	Ladignac-le-Long
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	90 m <sup>2</sup>
Plot Size:	923 m <sup>2</sup>



## IN BRIEF

Traditional sous sol village house in the centre of a popular village in the Haute Vienne. Located close to schools, local amenities and transport to larger towns near by.

## 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

The property benefits from a downstairs bedroom (14.3m<sup>2</sup>) and shower room with two further bedrooms (16.8m<sup>2</sup> and 9.8m<sup>2</sup>) upstairs. Ample living space of lounge and dining area ( 36m<sup>2</sup>), separate kitchen (13.3 m<sup>2</sup>) and large garage below. There is also an external outbuilding which could be developed into an extra living space/ accommodation but is currently utilised as a garage. Outdoor kitchen and decked area to the side of the house for summer living.

The house has solar panels as well as reversible heating and oil central heating.

Space to extend into the attic if desired for further bedrooms, currently used as storage.

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

## NOTES