

Stunning village property, 4 bedrooms, 2 bathrooms, barn, garden and close to Leisure Lakes.



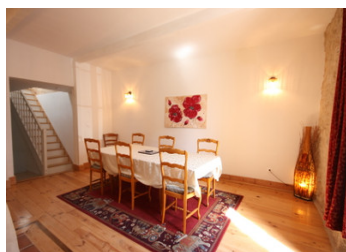
INFORMATION

Town:	Les Salles-Lavauguyon
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	193 m2
Plot Size:	590 m2

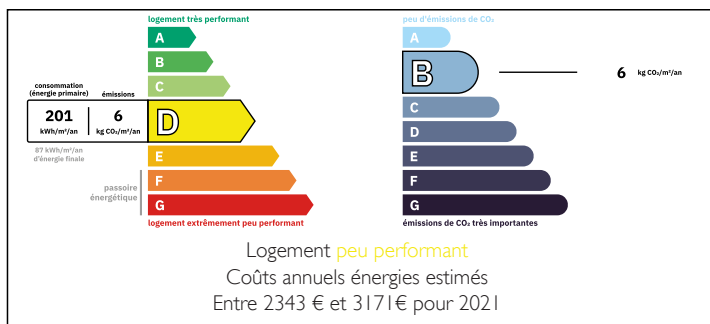
IN BRIEF

This property has been renovated to a very high standard maintaining many of the original features. It provides modern and spacious living with lounge, formal dining, modern open plan kitchen / diner, which opens out to an impressive covered seating area and private garden. On the first floor, there is a lovely mezzanine area, 4 large bedrooms and a bathroom and a shower room.

Situated in the heart of a pretty Haute Vienne village, with café/bar, (holding regular music events including local food truck service). Ten minutes to the popular town of St Mathieu with amenities; 15 minutes to the medieval town of Rochechouart; 45 minutes to Limoges airport, 54 minutes to Limoges city; 50 minutes to Angoulême city with high speed train link.



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 lovely property is ready to move into today. It is immaculately presented retaining many of the original features including; oak flooring in some rooms, and impressive beams throughout. It offers versatile living ideal for a growing family, holiday home or gite (as it has been successfully run until the owners themselves moved in).

The property is double glazed throughout, connected to mains drains and a recently fitted pellet burner for the kitchen, log burner in the lounge and electric radiators when required for all other rooms.

Ground Floor

Contemporary style lounge (80m²) with open hearth for a double sided log burner.

Spacious formal dining room (19m²) leading to; Large, modern open plan kitchen (33m²), with recently fitted pellet burning stove, and triple doors leading to a stunning covered patio area (48m²), and garden.

Utility room and WC

First floor

Mezzanine (33m²) providing light and airy TV area

Bedroom 1 (21m²) with double and single beds and 2 velux windows

Bedroom 2 (14m²) with 2 single beds

Bathroom 1 (5m²) with newly fitted shower, basin, and toilet

Along a large landing area up some steps to;

Bedroom 3 (12m²) with large double bed, large double wardrobe and views to the centre of the village

Bathroom 2 (9m²) large family bathroom with shower over bath and original oak flooring

Bedroom 4 (18m²) with 2 single beds with original oak flooring, and views to the centre of the village.

The outside space approximately (300m²) is mostly laid to lawn has...

NOTES