

Delightful 4 bedroom detached house with garden, terrace and stone barn set in a pretty & vibrant village



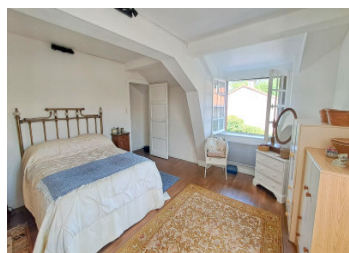
INFORMATION

Town:	Les Salles-Lavauguyon
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	156 m2
Plot Size:	561 m2

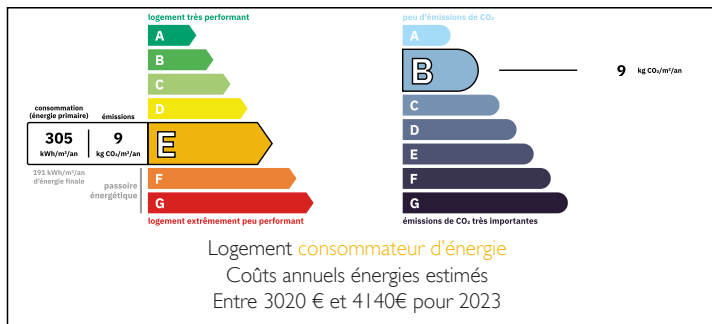
IN BRIEF

Rare on the market a 4 bedroom village house on mains drains with attached garden, terrace and separate stone barn in good condition. The house, which has been updated to a good standard, is comfortable, spacious and in a great situation. the village of Massignac is just 7 minutes drive and has a shop, restaurants, cafe/ gift shop, pharmacy, medical surgery, weekly market. St Mathieu is 9 minutes drive with popular cafes, restaurants, shopping and leisure lake

10 minutes to the leisure lakes of the Haute Charente with beaches, activities & restaurants. 15 minutes to the beautiful town of Rochechouart with its imposing chateau, weekly market and larger amenities.



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 house comprises on the ground floor:

Entrance hall, utility room, kitchen 21m2, sitting room with feature fireplace and pellet burner 30m2, WC, bedroom which is currently used as an office 14m2.

First floor: landing with beautiful oak floor, .second sitting room / currently used as bedroom 18m2 ,with lovely view & access via double glass doors to garden, family bathroom with bath and shower, airing cupboard, 2 double bedrooms 11m2 each, WC.

Second floor: Master bedroom 19m2 with ensuite bathroom and dressing room. Possibility to use as a letting room, AIR BNB,

Outside: Enclosed pet / child friendly garden, terrace 20m2 with well & barbecue. Barn 144m2.

45 minutes to Limoges airport.

54 minutes to Angouleme city (High speed train link)

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

LOCAL TAXES

Taxe foncière: 410 EUR

NOTES