

Hard to find, 4 bed barn conversion with lovely views & further scope, close to leisure lakes & activities

## EXCLUSIVE

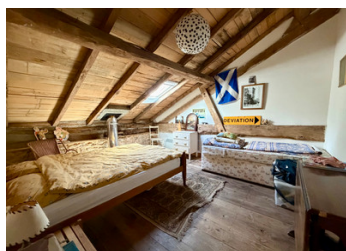


## INFORMATION

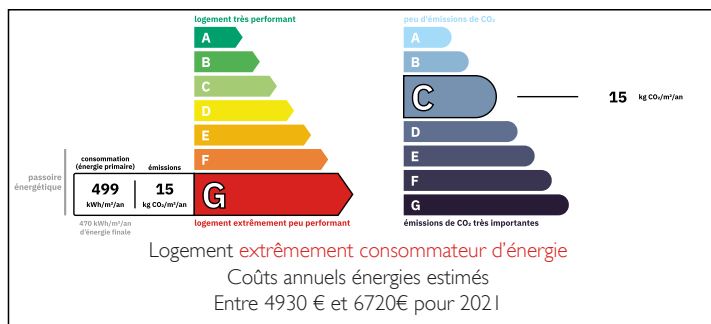
|             |                       |
|-------------|-----------------------|
| Town:       | Les Salles-Lavauguyon |
| Department: | Haute-Vienne          |
| Bed:        | 4                     |
| Bath:       | 1                     |
| Floor:      | 200 m2                |
| Plot Size:  | 1314 m2               |

## IN BRIEF

Situated in a small hamlet within walking distance of the village of Les Salles de Lavauguyon with a boulangerie and a bar which has live music nights, you will find this generously proportioned stone barn conversion which enjoys lovely views from the garden and covered terrace, there are many historical features in the vicinity of the property including standing stones and the nearby chateau de Lavauguyon, there are endless tracks for cycling and walking in beautiful unspoilt countryside. Equidistant at 50 minutes between the two major cities of Limoges & Angoulême.



## 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.



## LOCAL TAXES

**Taxe foncière: 568 EUR**

## NOTES

## DESCRIPTION

The house comprises: On the ground floor, entry hall with kitchen at the far end, integral hall with bedroom 1, shower room with WC, huge sitting room/ games room, there is a full head height cellar below half of this floor, corner snug area with wood burner and dining table which leads back to the kitchen area which has bespoke kitchen cupboards. Stairs lead to the first floor and split into two separate stairs to allow plenty of head room. The first stair to the left comprises: mezzanine sitting room area, 2nd bedroom, the stair to the right leads to a landing with 2 further bedrooms & a WC with plumbing for shower or bath.

Outside is an attached storage shed to one side, covered terrace & attached garden with fruit trees.

Les Salles-Lavauguyon 5 minutes

Rochechouart, beautiful bastide town with supermarkets & shops 15 minutes

St Junien 27 minutes, hospital & major commerces

Limoges airport 44 minutes, Limoges city 50 minutes

Angoulême city with TGV/ fast train 50 minutes

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