

Village house with 5 bedrooms and pretty garden, large reception room, cellar and attic space.



INFORMATION

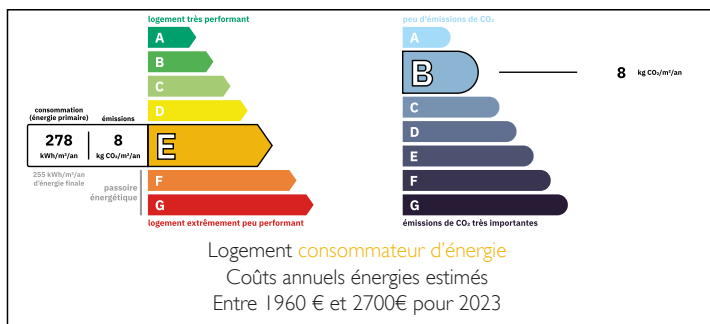
Town:	Les Salles-Lavauguyon
Department:	Haute-Vienne
Bed:	5
Bath:	1
Floor:	162 m2
Plot Size:	334 m2

IN BRIEF

This village house has plenty of natural light and has an easy to maintain garden of 334m². It is situated in a small and friendly village in the heart of the Périgord Limousin Natural Park. 3 rooms on the ground floor, with kitchen access to the garden and small outbuildings. 5 bedrooms, bathroom and WC on the first floor. Ample attic and cellar space. Village business potential.

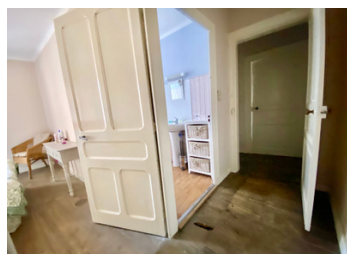


ENERGY - DPE



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

Ground floor comprises an entrance room of 21m² leading to the kitchen 20m² and adjoining reception room 42m², staircase leading to the upper floors and down to the cellar. Parquet wood floors, open fire place, wood burning stove.

The kitchen and reception rooms have access directly to the garden of 350m², with an area of attractive cobble stones, outdoor dining space, a small outbuilding 20m², outside WC.

First floor, bedroom 1/living room 16m², 2nd bedroom 16m², 3 bedroom 11m², 4 bedroom 8m², 5 bedroom 7m², corridor/dressing 6m². Bathroom 5m², and separate WC.

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

LOCAL TAXES

Taxe foncière: 450 EUR

Taxe habitation: EUR

NOTES