

UNDER OFFER Rural House with Mill and 'Petite Maison'



INFORMATION

Town:	Ladignac-le-Long
Department:	Haute-Vienne
Bed:	7
Bath:	2
Floor:	215 m2
Plot Size:	66188 m2

IN BRIEF

Fabulous Development Opportunity ! Country House, tucked away, Mill with a new roof perfect for conversion, a Gite, large pond, stream, lots of woodland walks and glorious countryside views. Ready to put your own stamp and ideas.



ENERGY - DPE

DPE not required.

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 habitation: EUR

NOTES

DESCRIPTION

The property is on the outskirts of the village of Ladignac Le Long, tucked away from the main road in it's own peaceful setting.

The main house is above a garage/cellar area with access to the main door up a few steps at the front. Ground floor has a large sitting room/ dining room (29.3m²) window to the front, double glass doors to the rear with wood burning stove. Ample space for family living.

Kitchen to the front (18m²) with traditional cupboards.

Bathroom/ utility to the rear (16m²) with door leading to the garden.

Downstairs w.c. with wash hand basin.

First floor:

4 good sized bedrooms, 2 facing the front and 2 facing the rear (18m², 19m², 16.8m², 17.2m²), lovely views over woodland and surrounding countryside.

Shower room (5.6m²) with w.c. and basin.

Second floor, coombe ceilings:

Office (8.3m²)

Bedroom (10.4m²)

Bedroom (14.8m²)

Open space used as extra living space.

The house has a covered terraced area to the side which overlooks the garden space.

The property has previously had some camping pitches which could easily be resurrected if wanted. These are in front of the mill building which needs to be seen to realise the full potential. The roof was recently replaced making it a very good project to develop into a main home or holiday accommodation.

There is a stream that runs adjacent to the mill and through the lands of this property. It comes from a small pond which is in the grounds

(66 188m²) lovely walks and scenery all around with plenty of...