

UNDER OFFER



INFORMATION

Town:	Ladignac-le-Long
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	130 m2
Plot Size:	9203 m2

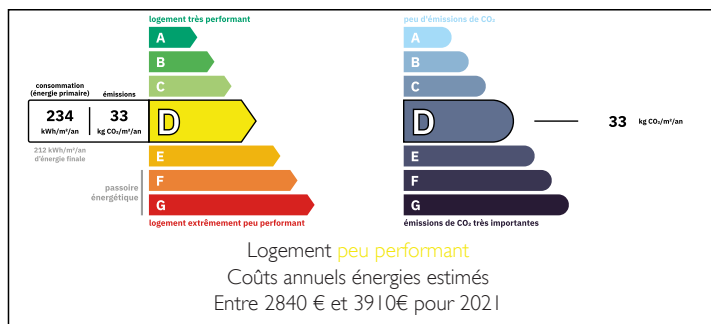
IN BRIEF

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This beautifully presented property has everything you need to establish a comfortable family home or a secluded holiday get-away. From the impressive entrance hall, pass through a stone arch to arrive in a superb open-plan lounge-dining room and spacious kitchen. Doors from this fabulous living space open out to a large patio stretching the full length of the property. Also on the ground floor, a double bedroom and bathroom with a walk-in shower make this property ideal for those seeking a home with all accommodation on a single level. Upstairs a further 2 double bedrooms, 2 childrens' bedrooms, and a shower room give ample space for families. Under the house, an expansive cellar gives plenty of space to store your vehicle, garden tools and to have a workshop. Outside, the property is well screened giving privacy to...



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: **1338 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

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This superb detached, countryside property has oil-fired central heating throughout, secondary glazing, and sanitation is provided by a septic tank.

The front door of the property is located on a small terrace which sits under the main roof of the house, the perfect place for a morning coffee. Enter through the front door into the entrance hall.

ENTRANCE HALL (3,7m x 2,3m = 8,8m²)

The double height entrance hall has the staircase to the first floor and stone arches leading to the other spaces of the ground floor. A Mezzanine landing wraps around the space on the first floor giving the perfect location in the centre to hang a beautiful light feature.

LOUNGE / DINER (11m x 4,3m = 46,7m²)

Through one of the stone arches, one enters this very large living space zoned into a lounge and a dining room. A large Godin wood-burning stove provides a cosy feature for the lounge area. The dining area easily fits a dining table with eight chairs with ample surrounding space. Double doors lead out to a sunny patio spanning the entire rear of the house.

KITCHEN (4,3m x 2,6m = 11m²)

A beautiful fitted kitchen with cream shaker-style cabinets, and a peninsula breakfast bar with feature hanging lighting above, giving the perfect space to cook, chat, and eat breakfast. Oven, gas hob, built-in dishwasher, built-in under-counter fridge, wine fridge, and washing machine included for sale.

DOWNSTAIRS BEDROOM (3m x 4,3m = 12,5m²)

A simple double room with wooden floors and a green garden...