

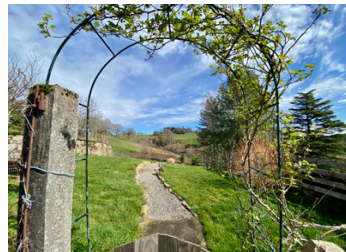
UNDER OFFER 3 bed room, single storey, hamlet house with garage and garden (attached)

EXCLUSIVE



INFORMATION

Town:	Les Salles-Lavauguyon
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	1068 m2



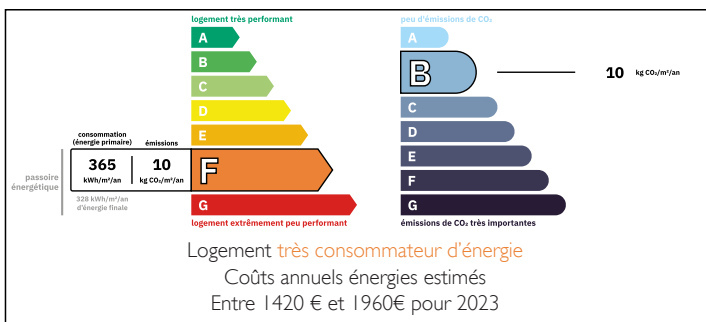
IN BRIEF

This lovely hamlet house is ready to move into day with 3 bedrooms, bathroom, lounge and kitchen all on one level. Lovely terrace in front of the house, leading to the garden with fabulous views over the surrounding countryside.

Attic and large and easily accessible cellar with both offer great storage and/or workshop options. Separate garage and store rooms.

Situated just a couple of km from the village of Les Salles Lavauguyon with café that holds regular music events with food trucks. The larger town of St Mathieu is under 10km with supermarket, restaurants, bars, doctors, schools etc. The wonderful leisure lakes with bathing, sailing, kayaking, horse riding school are also under 10km and there are numerous lovely walking paths to chose from.

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: 436 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

You enter directly into the kitchen with feature fireplace and log burning stove (which is the main source of heating for the property). From here, you continue into the lounge which has fabulous views across the valley.

To the left of the kitchen, a central hallway takes you to the bathroom (with separate bath and shower), WC and three bedrooms, all of which are double and two have the same wonderful views across the rooftops and down the valley.

The house is double glazed throughout and there is a lovely chestnut parquet flooring that runs through the hallway and bedrooms. The property is well presented throughout and ready to move into. The electrical installation is likely to need some upgrading in parts and although the property is connected to a collective system, the drainage is not in conformity.

In front of the house is a beautiful terrace with pergola, awning and a pretty well. Stone steps take you down the side of the house to the cellar which has excellent head height and is used for lots of additional storage. There is also an attic, also accessed externally, which again offers great storage.

The garden extends away to the left of the house and you have the garage and stone store rooms opposite. There are some lovely planted borders and numerous sitting areas so each spot offers another fantastic vantage point to enjoy the views.

Information about risks to which...