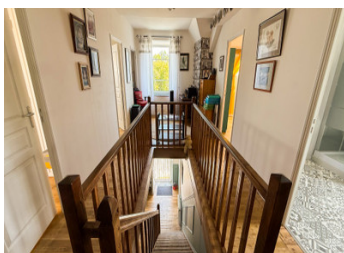


Beautiful 4 bedroom house with mature gardens, pool with sun deck, quiet hamlet location. 5 min walk to a bar.



## INFORMATION

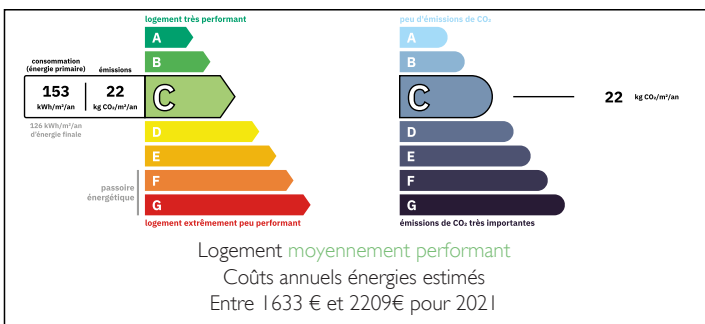
Town:	Ladignac-le-Long
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	1280 m2



## IN BRIEF

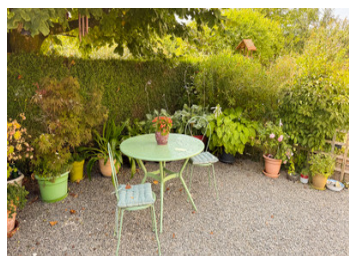
Located 15 mins from St-Yrieix-La-Perche and 10 mins from Nexon, this beautiful property is move-in ready and needs absolutely no maintenance or repairs. Double glazed, well insulated, and with gas central heating throughout, this energy efficient home has an excellent energy performance rating of C. Also, a recently installed septic tank fully conforms with all current regulations. Having 4 bedrooms, the property is ideal for a family, for those needing extra space or as a holiday home. The lush mature garden has numerous areas to enjoy throughout the day, including a deck terrace with shady pergola for outdoor dining, and a swimming pool with sun deck. The property also comes with a double garage. Located in a quiet hamlet with a shop and a bar just a 5 min walk away, this property offers the perfect balance of..

## 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

LOUNGE/DINING Room (7,4m x 4m : 29m<sup>2</sup>)

Upon entering through the front door, one turns left into a large, combined dining room and lounge. Double aspect windows give the room plenty of light. A contemporary wood burning stove complements the gas central heating in the lounge making a really cosy reception area. Double doors at the rear of the property lead out to an attractive wooden deck area with a pergola for shade.

KITCHEN (4m x 4,2m : 16,69m<sup>2</sup>)

Opposite the lounge, one crosses the downstairs corridor into the modern fully fitted kitchen. Light, wood-grained wall and floor units with brushed steel inset handles give plenty of storage. A central island provides further storage and seating in this well-designed space.

DOWNSTAIRS BEDROOM I (4m x 3,3m : 13,1m<sup>2</sup>)

This bright bedroom has a window facing out to the rear garden. A subtle accent wall has been created with a canvas-textured wallpaper featuring a calligraphy motif. There is ample space for a double bed, bed-side tables, a large double wardrobe and chests of drawers.

SHOWER ROOM (4,9m<sup>2</sup>)

In close proximity to the downstairs bedroom, the shower room has a large sink set on a cabinet with 2 drawers, 2 tall narrow matching cabinets, a modern shower cabinet, and a compact electric towel heater. The shower cabinet has rainfall, hand held, and body spray options. A geometric accent wall and mixed-pattern floor tiles continue the modern decor theme seen throughout the house. A separate WC of 1,5m<sup>2</sup> is decorated...

## LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

## NOTES