

Ref: A39195KA87 Price: 239 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (225 000 EUR without fees)

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



# INFORMATION

Ladignac-le-Long Town:

Department: Haute-Vienne

Bed:

2 Bath:

Floor: 120 m<sup>2</sup> Plot Size: 1280 m<sup>2</sup>











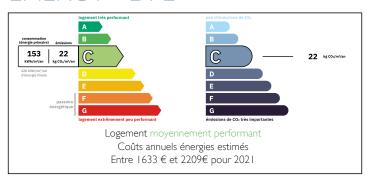




#### IN BRIEF

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 guiet hamlet with a shop and a bar just a 5 min walk away, this property offers the perfect balance of...

### FNFRGY - DPF



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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.



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### LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

# **NOTES**

## DESCRIPTION

LOUNGE/DINING Room (7,4m x 4m : 29m2)

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  $(4m \times 4,2m : 16,69m2)$ 

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  $(4m \times 3,3m : 13,1m2)$ 

This bright bedroom has a window facing out to 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 (4,9m2)

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 1,5m2 is decorated...