

Delightful Semi-Detached Stone Cottage in Peaceful Hamlet



INFORMATION

Town:	Ladignac-le-Long
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	302 m2

IN BRIEF

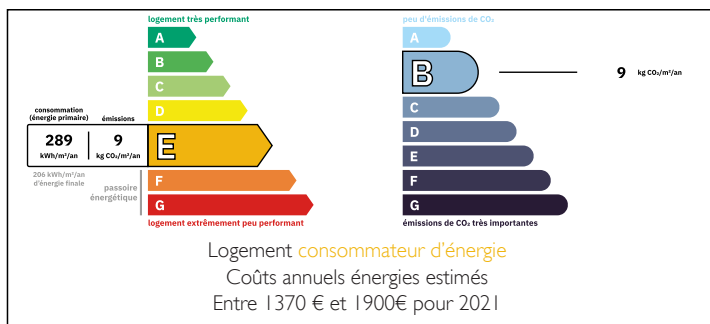
An adorable semi-detached cottage in very good condition, ready to move in straight away, packed full of original features and interesting areas.

Ground floor bedroom with shower room as well as a further 2 rooms and a bathroom on the first floor. Perfect home or holiday home with manageable garden to the rear.

Located in a peaceful hamlet, close to the village of Ladignac le Long where basic amenities can be found.



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 habitation: EUR

NOTES

DESCRIPTION

The cottage is in a quiet hamlet tucked away from the through road.

The front door opens into the large sitting/dining room (38m²).

There are wooden floors, a wood burner, access to the kitchen, stairs leading to the first floor and an access door to the rear garden.

The kitchen (21m²) is to the left, fully fitted in attractive wooden units with dining area to the end, lots of light floods in via the 2 windows.

Leading down a few stone steps at the far end of the kitchen is the ground floor bedroom (15.5m²) with shower room to the side.

First floor:

Bathroom(8.5m²) with velux window, bath, w.c. and basin.

Bedroom 1 (11m²) with velux window

Bedroom 2 (10.3m²).

The garden is at the rear of the property and currently laid to grass.

The house has a cellar and a well.

Ladignac Le Long is the local village about 4km away where you can find local amenities such as a Doctors, Pharmacy, Primary school, bakers, bar-tabac, hairdresser, garage, convenience store, post-office, library and fishing lake.

For larger commerce, St Yrieix La Perche is the main town in the area and is located approximately 13km away. An attractive Medieval Centre including a 12th century church. Here you will find all the larger facilities one expects in a town ; hospital, supermarkets, various eateries and restaurants, shops, bars, banks, art galleries, theatre and museum.

Travel is very doable with rail links to Limoges, main lines and the coast. Limoges airport is less than 50km away.