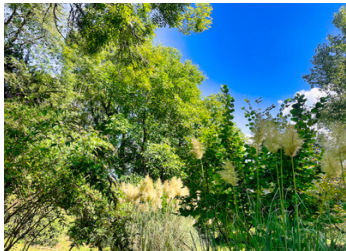
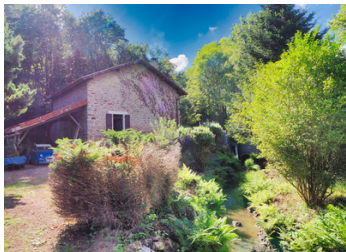
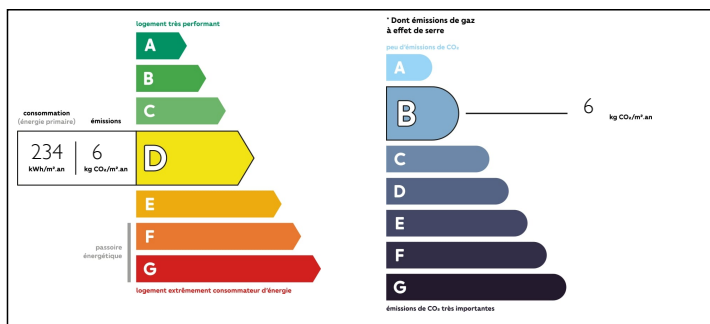


Stone house with private stream and surrounding land

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Les Salles-Lavauguyon
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	90 m²
Plot Size:	4900 m²

IN BRIEF

Former barn converted and restored. Very nice location next to a small stream that crosses the land adjoining the house. All in good condition. 8 km from Saint Mathieu. Approx. 90 m² of living space with two bedrooms. Easy to heat thanks to a good wood-burning stove. Mature trees all around with various species. Pretty park. The property is located in a protected area of the "Bâtiment de France". Ground floor 70 m² in all Living room 41 m² 8.7 m² kitchen Shower room W.C. 6.6 m² Bedroom 13.7 m² Bedroom 9.6 m² Covered terrace 30 m²

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.



NOTES

DESCRIPTION

Located on the border of the two departments of Haute-Vienne and Dordogne, the Perigord-Limousin Regional Nature Park aims to protect and enhance both the natural, cultural and architectural heritage of the region. With its varied landscapes, the park is a remarkable place and is characterised by rivers, limestone plateaus, forests, rocks, moors, ponds.... In the midst of this protected nature, it is home to a rich fauna, including the hen harrier, ungulates or even the peregrine falcon. If you take a walk along one of the many paths that wind through the area, you are sure to spot a few of them! You can look forward to a total of around 2000 kilometres of trails, some of which have a specific theme, such as bee nursery plants, bees or rose plants.

The part of the nature park that stretches across the Haute-Vienne has a very beautiful architectural heritage. Among them are the castles of Châlus, Brie and Montbrun, for example. Stop in the pretty medieval town of Rochechouart, in the shadow of its castle, and admire the huge crater caused by a meteorite impact over 200 million years ago. While you're there, also be sure to look up towards the sky and admire the ceaseless dancing ballet of butterflies and the birds that flit across the plain.

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