

Charming Hamlet House

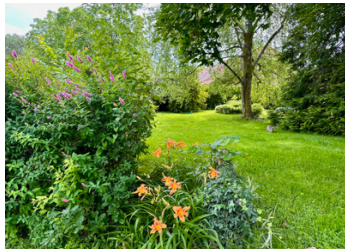


INFORMATION

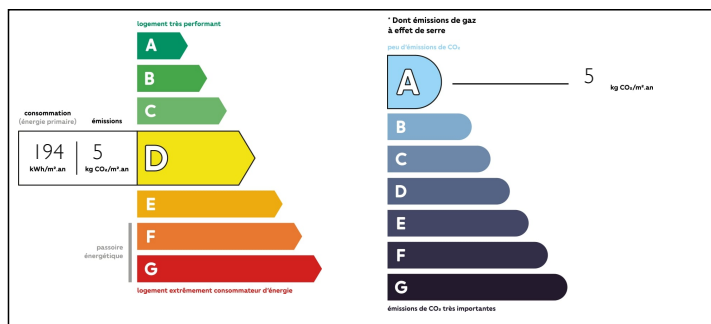
Town:	Ladignac-le-Long
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	137.2 m2
Plot Size:	2421 m2

IN BRIEF

Charming house, full of character and set in a small hamlet not far from amenities. It offers open plan living with a kitchen/diner/sitting room which has a beautiful feature fire place. There are 4 decent sized bedrooms, 2 on the ground floor with a shower room on each level and a glorious garden at the rear of the house. Separate double garage and garage attached to the house as well. This would be the idyllic summer haven.



ENERGY - DPE



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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.

DESCRIPTION

The house has an attractive fenced front garden with a path leading to the front door with wooden canopy above. On entering the house there are 2 bedrooms (14.8m² and 13.7m²) on the left, the first overlooks the front, the second overlooks the rear of the property. Both have laminate wood flooring and radiators.

There is a shower room straight ahead that also houses the washing machine (3.7m²).

To the left of the hall is the open plan living area with kitchen, dining area and lounge (37m²). Wooden flooring, large feature fire place with wood burning stove and stairs leading to the upper floor in the corner. Access to the back garden is through a door at the rear of the room.

Upstairs there are 2 further bedrooms (9m² and 9.3m²) both with coombe ceilings and velux windows making the rooms appear much larger.

A large shower room also with coombe ceiling (7.5m²) plenty of storage, a separate w.c. and walk in cupboard.

The garden to the rear of the house gives access to a glorious garden which has been well maintained, perfect to enjoy outdoor living in the warmer months . In total the plot is 2425m² of land, lovely trees and shrubs surround the house. There is access to wood sheds at the rear also.

To the left of the front door is access to the garage area attached to the house and a further door down a few steps leads to the cellar.

There is a...

LOCAL TAXES

Taxe foncière: 394 EUR

NOTES