

Quality finish and energy efficient! Beautifully presented stone cottage in a countryside location.

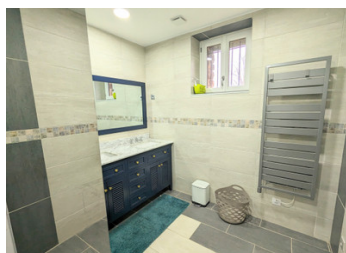


INFORMATION

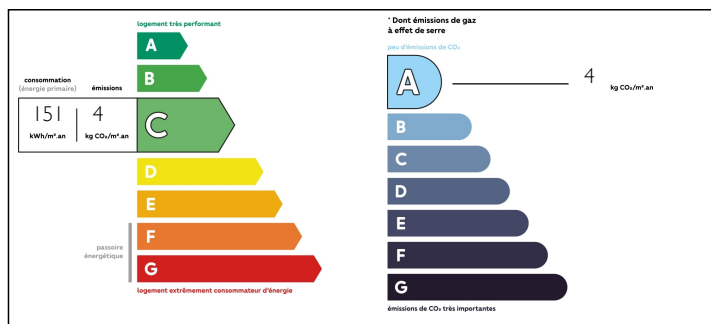
Town:	Saint-Priest-Ligoure
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	126 m2
Plot Size:	4996 m2

IN BRIEF

Open plan spaces with 3 bedrooms including one with a sunken double balnéo spa bath. Sitting on 5000m² of land with a porcherie ideal for conversion and potential for a studio. Calm countryside location near St Priest Ligoure.



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

Entering into the large living room (41.8m²) with oak wood flooring and exposed beams.

Open from the living rooms is the kitchen (13m²) with tiled flooring, electric oven, gas hob. All appliances stay in the sale.

Off the living room is bedroom (12.3m²) with wooden flooring.

Bedroom 2 (12.9m²) with wooden flooring and inbuilt storage.

Bedroom 3 (19.1m²) with wooden flooring and inbuilt storage plus an impressive double spa bath which is sunken into the floor. A little bit of luxury!

Bathroom (6.4m²) with a walk in shower, double hand basin unit and heated shower rail.

WC separate (1.3m)

The house profits from being fully double glazed and has a conforming fosse septic (report 07/23) Fibre optic is available. Central heating system via a pellet boiler. Double flux ventilation system with filter throughout the house. DPE C.

Attached the property is a barn which includes the boiler room. A great space for storage or potential conversion to create a room above the living room. There is a bread oven on the land plus a porcherie again with potential to create further accommodation or a gite.

A room in the attic space has also been created and insulated and just needs to be finished and adding a staircase from the outside.

On the 5000m² of land are fruit trees and lovely countryside views.

This is a lovely peaceful location for this property situated in the commune of St Priest Ligoure. Limoges centre 37kms. Limoges Airport 46km....

LOCAL TAXES

Taxe foncière: 940 EUR

NOTES