

**UNDER OFFER . Attractive Country Cottage, Semi-detached 3 bed with pool and additional constructible land.**

**EXCLUSIVE**



## INFORMATION

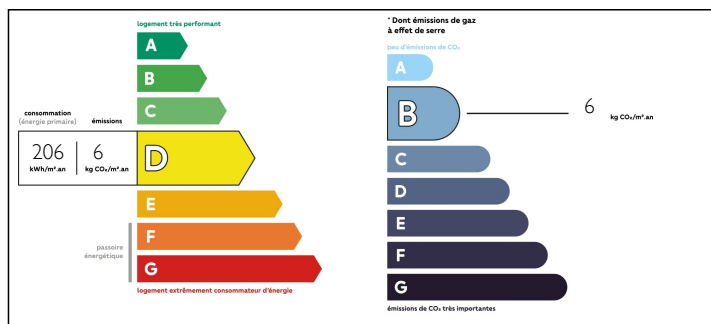
Town:	Ladignac-le-Long
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	4358 m2

## IN BRIEF

Very attractive property, with in built pool. Well presented in lovely rural surroundings and easy access to the nearby town (approx 4km) where there is a baker, butcher, pharmacy, hairdresser & bar-tabac. The property includes an adjacent parcel of land with its own frontage to the lane, which is designated as constructible land, so could be potentially built on if required.

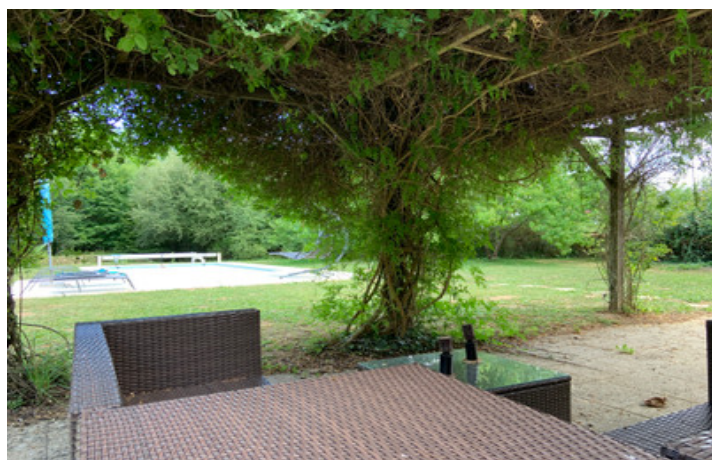


## ENERGY - DPE



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 foncière: 795 EUR

## NOTES

## DESCRIPTION

This house is located in a small quiet hamlet. Double gates open off the lane and lead onto a gravel drive which extends round to the rear of the house, with plenty of private parking and a useful timber outbuilding with light & power connected. Deep borders on either side of the driveway are filled with attractive flowering shrubs.

The house has chestnut flooring and double glazed windows.

The front door opens into a hallway with a cupboard and door accessing the cellar. A staircase rises from the hallway to a first floor landing off which is a double bedroom (16m<sup>2</sup>) with a corner fireplace.

The staircase then rises to the second floor where there is a further double bedroom (16.5m<sup>2</sup>) and a door to the attic space, which has a fully boarded floor and could be converted to provide another bedroom if required. Double doors access a very pleasant balcony which overlooks the rear garden. To the left is an inner hallway which has access to the shower room with basin and w.c. and another door to a second w.c. with basin.

Further to the left of the inner hallway is access to the kitchen /dining space (22.5m<sup>2</sup>) A large room with vaulted ceiling and velux window.

The dining space is very light with French doors to the front and rear gardens, and the kitchen, which has fitted cupboards and worktops, also overlooks the rear garden.

The large lounge, 31 m<sup>2</sup>, is also very light, being triple aspect with...