

## UNDER OFFER Chocolate box, detached cottage in pretty Haute Vienne village



## INFORMATION

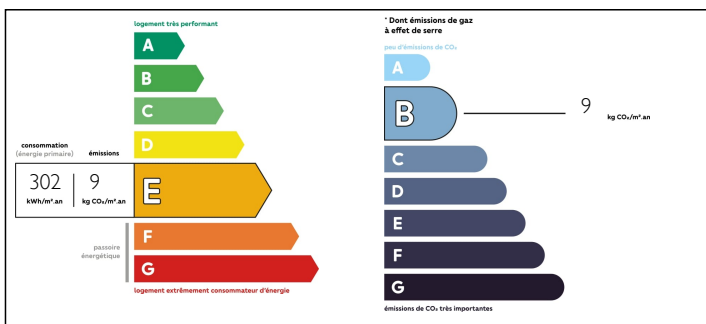
Town:	Les Salles-Lavauguyon
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	117 m2
Plot Size:	310 m2



## IN BRIEF

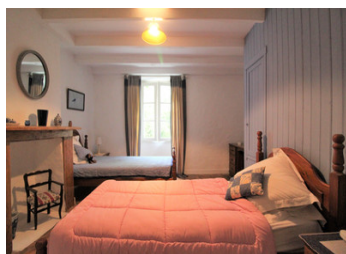
This character, stone house is ready to move into and works perfectly as a lock up and leave holiday home, whilst still being large enough for a permanent home too. Situated on the edge of a pretty Haute Vienne village, with café/bar, (holding regular music events including local food truck service) and boulangerie. Lounge, dining room, kitchen and shower room on the ground floor. 2 double bedrooms, 1 single bedroom, generous landing and bathroom on the 1st floor. Pretty courtyard to the side of the house and small wooded area, raised, at the rear of the house.

## 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

You enter into the lounge/dining room (19m<sup>2</sup>) with feature log burning stove, tiled floor and pretty beams on show. At the rear is the country style kitchen (14m<sup>2</sup>) with range cooker, fridge and dishwasher with large storage cupboard at the rear. To the right of the kitchen you have the shower room/utility room (5m<sup>2</sup>). Here you have a shower cubicle, WC, hand basin, electric hot water tank and plumbing for the washing machine. Going back to the front door, to the left, you have a 2nd lounge (16m<sup>2</sup>) with lovely parquet flooring.

Upstairs, there are 2 large double bedrooms at the front of the house (15m<sup>2</sup> and 16m<sup>2</sup>), one with WC and hand basin in the corner. At the back of the house there is a central landing (11m<sup>2</sup>), which serves as an occasional bedroom, leading to a very pretty bathroom (5m<sup>2</sup>) with bath, hand basin and WC and an office/single bedroom (6m<sup>2</sup>).

The property is heated via electric radiateurs and the log burning stove. The windows are single glazed and there are good wooden shutters. The property is attached to a septic tank.

From the landing, you also have a back door leading to a "bridge" and wooden steps taking you up into the woodland at the rear of the house. The ground is higher at the rear of the house but there is a passage way extending around the exterior of the house, hence the need for a bridge!

You...

## LOCAL TAXES

Taxe foncière: 521 EUR

## NOTES