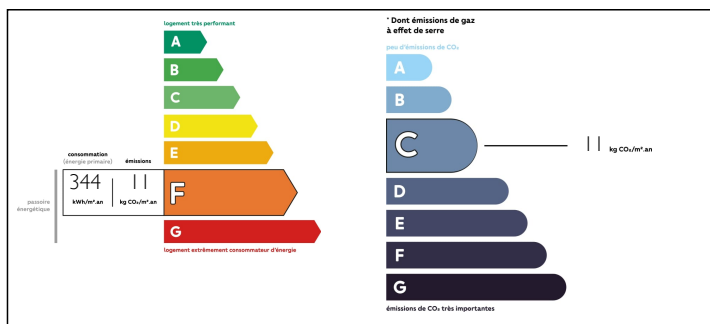


UNDER OFFER Character 3 bedroom, two bathroom cottage in historic location with garden, well & outbuilding

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Les Salles-Lavauguyon
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	560 m2

IN BRIEF

Wonderful situation on the route of Richard the Lionheart & views to an ancient chateau. This 3 bedroom, 2 bathroom semi-detached house is very generously proportioned and has south facing terraces to the garden. 5 minutes drive to Les Salles de Lavauguyon which has a boulangerie and bar which holds regular music nights. Just 16 minutes drive to the Bastide town of Rochechouart with all it's many amenities and close to the leisure lakes and activities of the Haute Charente.

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

The house which retains many original features comprises on the ground floor: Sitting room with Godin woodburning stove, second sitting room with fireplace and woodburning stove and door to gterrace and garden, storeroom, inner hallway with corner utility area, wet room with shower & WC, kitchen with door to terrace and garden, stairs to first floor landing.

3 bedrooms, one with dressing room which could be used as a 4th bedroom, WC, Bathroom with separate shower.

Outside: Garden area and outbuilding which consists on one level one room and a shower room, well.

9 minutes to the popular town of St Mathieu with amenities

16 minutes to the town of Rochechouart.

44 minutes to Limoges airport, 54 minutes to Limoges city.

52 minutes to Angouleme city with high speed train link.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES