

Stunning 5 bedroom barn conversion with 2 gites, a swimming pool, woodland and a stocked fishing lake.

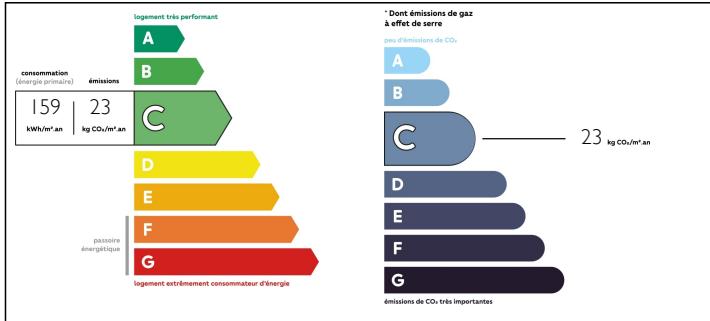


INFORMATION

Town:	Ladignac-le-Long
Department:	Haute-Vienne
Bed:	7
Bath:	5
Floor:	310 m ²
Plot Size:	60188 m ²



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

Set in a quiet hamlet close to the village of Ladignac le Long on the border of the Haute Vienne and the Dordogne.

The main house consists of a large kitchen-dining room ($57m^2$) with tiled floor, wood units, exposed stone walls and beams. The wood-burning stove can be used not only for cooking but is also linked to the central heating system. Off the kitchen is a utility room ($11m^2$)

Living room ($47m^2$) with feature stone walls, exposed beams and wooden flooring. Double patio doors to the covered terrace.

WC on the ground floor plus a corner office area.

First floor includes a bedroom/office ($5.6m^2$) and a second bedroom ($14m^2$) with both with wooden flooring and exposed beams.

WC with wash basin ($1.5m^2$)

Modern bathroom ($6m^2$) with bath, walk in shower, wash basin and WC.

Bedroom 3 ($9.7m^2$) with a separate office/dressing area ($6.7m^2$) This bedroom has its own shower room ($2.6m^2$) with shower, wash basin and WC.

Master bedroom ($19.7m^2$) with wood flooring, exposed beams and 2 double patio doors onto the raised terrace with views over the land and down to the lake.

Master bathroom ($4.8m^2$) includes a double wash basin unit, WC and heated towel rail. The highlight of this bathroom is the Tropical Steam Shower unit with multiple shower functions as well as lights and music.

The house is totally double glazed, and has heating via the wood-burning stove, gas or electricity. Fast satellite internet (with a permanent English ip address). Septic tank.

Gite 1 (which is attached...)

LOCAL TAXES

Taxe foncière: 1371 EUR

NOTES