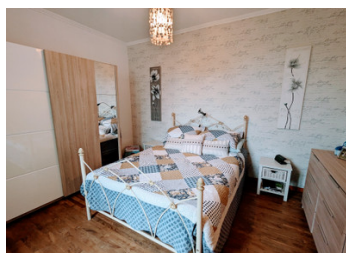
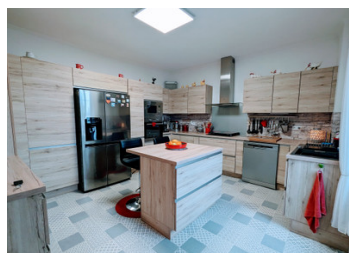
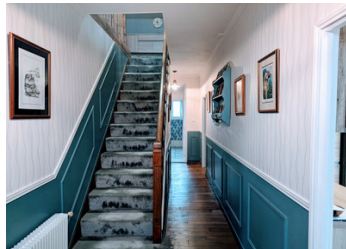


Beautiful 4 bedroom house with mature gardens, pool with sun deck, quiet hamlet location. 5 min walk to a bar.



## INFORMATION

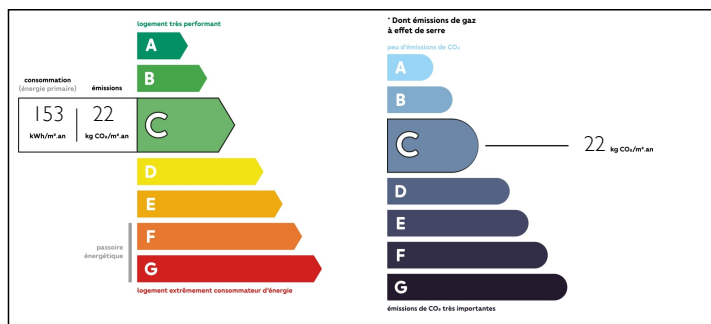
Town:	Ladignac-le-Long
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	1280 m2



## IN BRIEF

Located 15 minutes from St-Yrieix-La-Perche and 10 mins from Nexon, this tastefully decorated, well-maintained property is move-in ready with no immediate maintenance or repair requirements. Having 4 bedrooms, the property is ideal for a family, for those needing extra space or as a holiday home. Double glazed and well insulated throughout, this energy efficient property features gas central heating, while the wood-burning stove in the lounge adds cosy ambiance particularly during the cooler months. The well-designed mature garden has numerous different areas giving outdoor living space options throughout the day. The deck terrace with pergola offers a shady spot for outdoor dining, while the swimming pool and raised deck provide the perfect location for relaxation and outdoor entertaining. Located in a quiet hamlet but with easy access to nearby amenities (5 min walk to a shop and bar), this property offers the perfect balance of peaceful countryside living with practicality.

## 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

LOUNGE/DINING Room (7,4m x 4m : 29m2)

Upon entering through the front door, one turns left into a large, combined dining room and lounge. Double aspect windows give the room plenty of light. A contemporary wood burning stove complements the gas central heating in the lounge making a really cosy reception area. Double doors at the rear of the property lead out to an attractive wooden deck area with a pergola for shade.



KITCHEN (4m x 4,2m : 16,69m2)

Opposite the lounge, one crosses the downstairs corridor into the modern fully fitted kitchen. Light, wood-grained wall and floor units with brushed steel inset handles give plenty of storage. A central island provides further storage and seating in this well-designed space.

## LOCAL TAXES

Taxe foncière: 424 EUR

DOWNSTAIRS BEDROOM I (4m x 3,3m : 13,1m2)

This bright bedroom has a window facing out to the rear garden. A subtle accent wall has been created with a canvas-textured wallpaper featuring a calligraphy motif. There is ample space for a double bed, bed-side tables, a large double wardrobe and chests of drawers.

## NOTES

SHOWER ROOM (4,9m2)

In close proximity to the downstairs bedroom, the shower room has a large sink set on a cabinet with 2 drawers, 2 tall narrow matching cabinets, a modern shower cabinet, and a compact electric towel heater. The shower cabinet has rainfall, hand held, and body spray options. A geometric accent wall and mixed-pattern floor tiles continue the modern decor theme seen throughout the house. A separate WC of 1,5m2 is decorated...