LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43391MBS87 Price: 249 000 EUR

agency fees to be paid by the seller

Attractive Detached Village House















INFORMATION

Town:	Ladignac-le-Long
Department:	Haute-Vienne
Bed:	6
Bath:	2
Floor:	170 m2
Plot Size:	1880 m2

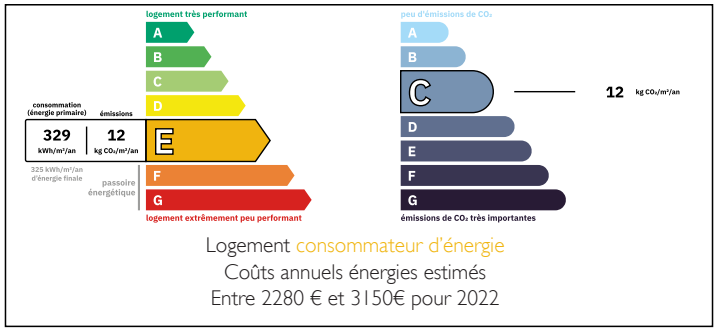
IN BRIEF

Attractive detached village house offering approximately 170 m² of habitable space set within 1,880 m² of gardens in the village of Ladignac-le-Long. This generously proportioned character property includes a ground-floor bedroom and bathroom, with a further 5 and bright living areas with a woodburner in the sitting room and oil-fired central heating.

The house benefits from double glazing, fibre-optic high-speed internet and mains drainage. Outside, the property features an attractive landscaped garden with terrace and swimming pool. The house is above the garage allowing for covered and private parking. Pleasant views over the surrounding countryside.

Ideally located within 2 km of village amenities and less than 50 km from the airport, this well-maintained home offers the perfect

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2280 € et 3150€ pour 2022

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.

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NOTES

DESCRIPTION

The house is accessed by double gates and has a double parking space. Stairs lead up to the front door which has elevated views above the local countryside.

Large, bright and welcoming entrance hall with splendid sweeping staircase to the first floor and oak flooring.

To the left of the entrance hall is the well proportioned lounge with fireplace and wood burning stove. Triple aspect light and 2 sets of double doors leading onto the terrace at the side of the house. Lovely oak flooring.

To the right of the main entrance is the spacious kitchen come dining room. Neutral coloured units in the kitchen with tiled flooring, oak floors in the dining area. Double aspect windows.

Also on the ground floor:

Office/bedroom with double doors onto the terrace at the back of the house (12.25m2)

Bedroom with access to bathroom (12m2)

Bathroom (13.6m2)

Separate w.c.

Access to stairs to the basement/garage.

First floor:

Bedroom (currently used as second sitting room area) with eaves. (10.35m2)

Bathroom with w.c.

Bedroom (10m2)

Bedroom (14.6m2):

leading to final room (19.8m2) which could be a bedroom but is currently used as hobby area/office space and storage.

Original parquet flooring throughout the first floor.

The basement is the same foot print as the ground floor, garage space, utility area, w.c., wood burner for central heating and plenty of storage space.

The property also has fuel central heating utilised in the summer months.

All the windows are double glazed (excluding the bathroom on the first floor).