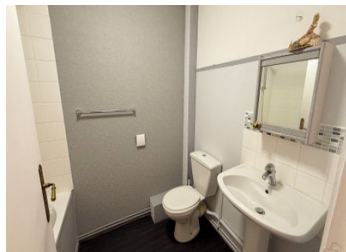


Super cute two bedroom village house with pretty garden and barn - move straight in



## INFORMATION

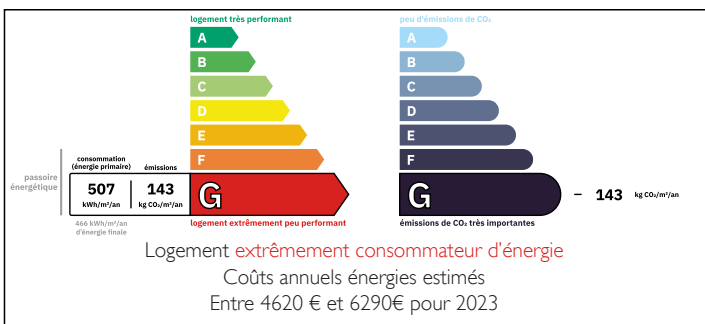
Town:	Les Salles-Lavauguyon
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	85 m2
Plot Size:	200 m2



## IN BRIEF

This well maintained house sits in the heart of this pretty village. A perfect lock up and leave property, there is little work to be done plus the benefit of a sunny attached garden, often quite rare in villages. Two bedrooms and two bathrooms plus a small detached barn and a ground floor garage which could be utilised for any number of activities or converted in to more living space.

## 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

The garage doors to this property lead you into a small anteroom which has further doors into the storage area behind, these doors can be opened to allow you to park a small car.

The central heating boiler and oil tank are in this large downstairs room.

Wooden stairs lead you up to the first floor. There is a large open plan kitchen / living room as well as a bathroom on this level.

Doors lead through to a bedroom with further doors leading out into the garden.

There is another staircase to the second floor where there is a large open plan bedroom and another bathroom.

As well as the doors in the first floor bedroom there are also doors to the garden in the basement. Both these lead out to a small courtyard area where you will find the entrance to the small detached barn, perfect as studio or just for storage.

A path leads from the courtyard area down the side of the barn to the main grassed garden area, in addition there is another small parcel behind this one with a shed for storage of garden equipment.

The house has recently been re roofed and has a mains drains connection. Equipped with oil fired central heating, it is ready to move in and, at this price, is definitely well worth visiting.

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

## NOTES