

Stunning 4 bedroom, 3 Bathroom country property with large garden and pool. Finished to a high standard!

EXCLUSIVE



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Les Salles-Lavauguyon |
| Department: | Haute-Vienne          |
| Bed:        | 4                     |
| Bath:       | 3                     |
| Floor:      | 271 m2                |
| Plot Size:  | 7727 m2               |

## IN BRIEF

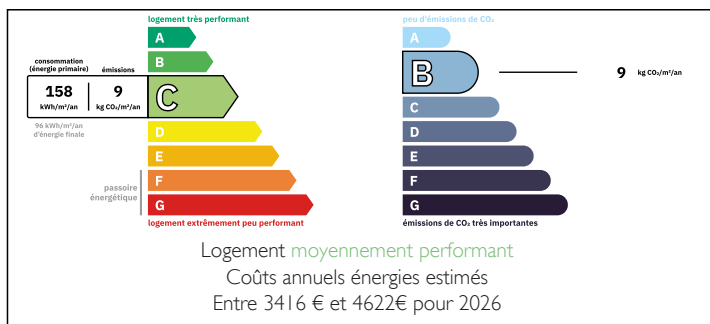
This beautifully finished property offers spacious and versatile accommodation with 4 bedrooms and three bathrooms, all completed to a very high standard. Outside, the home features an above-ground swimming pool, a large workshop, and a substantial barn providing excellent potential to complete further renovations or create additional living or leisure space.

A balcony leading from one of the bedrooms provides the perfect spot to enjoy the peaceful countryside views. The property also benefits from ample parking, mains drainage, and a private setting that is not overlooked.

Previously operated successfully as an Airbnb, the property offers excellent income potential, making it equally suitable as a family home, holiday retreat, or investment opportunity.



## 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

Finished to an exceptionally high standard throughout, this impressive detached country property offers generous living accommodation, extensive outbuildings, and excellent income potential, all set within approximately 7,727m<sup>2</sup> of private grounds with beautiful countryside views.

The welcoming 42m<sup>2</sup> entrance hall features a stunning galleried landing, creating an immediate sense of space and character. The 39m<sup>2</sup> living room boasts attractive wooden flooring and a wood-burning stove, providing a warm and inviting atmosphere, while the separate 17m<sup>2</sup> dining room enjoys large patio doors opening onto the terrace and gardens.

The heart of the home is the spacious 48m<sup>2</sup> kitchen, complete with a second wood-burning stove and patio doors leading outside, making it ideal for both family living and entertaining. A practical 6m<sup>2</sup> utility room and an 8m<sup>2</sup> separate WC complete the ground floor accommodation.

The first floor offers four generous double bedrooms. The principal suite measures 19m<sup>2</sup> and benefits from a luxurious 7m<sup>2</sup> en-suite shower room together with access to an impressive 42m<sup>2</sup> private balcony overlooking the surrounding countryside. Bedroom two measures 20m<sup>2</sup>, while bedroom three offers 22m<sup>2</sup> with its own 5m<sup>2</sup> en-suite shower room. Bedroom four measures 16m<sup>2</sup> and is served by a spacious 22m<sup>2</sup> family bathroom featuring a freestanding bath.

The property benefits from double glazing throughout, electric heating upstairs, mains drainage, and a roof that was replaced approximately 12 years ago.

Outside, the landscaped grounds extend to approximately 7,727m<sup>2</sup> and include a large terrace, ample parking, and a 9m x 5m above-ground swimming pool, perfect for enjoying the peaceful...

## LOCAL TAXES

**Taxe foncière: 1200 EUR**

**Taxe habitation: 1000 EUR**

## NOTES