LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46799REM87 Price: 249 999 EUR

agency fees included: 7 % TTC to be paid by the buyer (233 644 EUR without fees)

4 bedroom, 2 bathroom characterful countryside property. Pool, large mature garden, solar panels conservatory

EXCLUSIVE







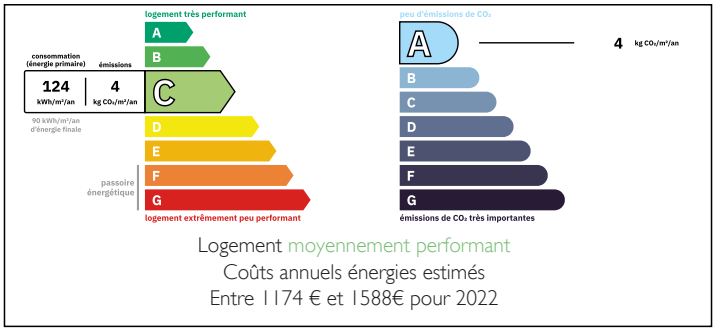








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1174 € et 1588€ pour 2022

INFORMATION

Town:	Les Salles-Lavauguyon
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	9322 m2

IN BRIEF

This well-presented four-bedroom family home offers spacious and versatile accommodation throughout. The property features two modern bathrooms, including a principal bedroom with an en-suite. A bright conservatory provides additional living space, while the spacious sous-sol includes a fully equipped summer kitchen, ideal for entertaining or extended family use.

Further benefits include double glazing throughout, 12 solar panels for improved energy efficiency, and a gated driveway providing secure off-road parking. Outside, the property boasts an above-ground swimming pool with a surrounding terrace, creating the perfect space for relaxing and enjoying the warmer months.

Combining practical features with excellent indoor and outdoor living spaces, this home is ideal for families or those seeking a comfortable lifestyle in a

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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LOCAL TAXES

Taxe foncière:	**895 EUR**

NOTES

DESCRIPTION

Spacious 4-Bedroom Family Home with Mature Grounds, Pool, Solar Panels & Extensive Sous-Sol

Set within approximately 9,322m² of beautifully maintained mature gardens, this attractive detached family home offers around 140m² of habitable living space, complemented by a substantial 91m² sous-sol providing excellent additional accommodation and storage, along with a 14m2 music room which could be used as a 5th bedroom.

Accessed via electric gates, the property enjoys a private setting with a gated driveway leading to the house and integrated garage, which benefits from an insulated remote-controlled door.

The well-planned accommodation comprises a welcoming 20m² dining room, a comfortable 14m² living room featuring a wood-burning stove, a 12m² fully fitted kitchen, and a bright 12m² conservatory overlooking the gardens. The home also includes a generous 10m² family bathroom. .

There are four well-proportioned bedrooms. Bedroom 1 measures 12m², Bedroom 2 10m², Bedroom 3 - 12m², while the principal bedroom extends to 16m² and enjoys a spacious 10m² en-suite bathroom complete with both a bath and separate shower.

The extensive 91m² sous-sol significantly enhances the property's versatility and includes a 13m² summer kitchen, making it ideal for entertaining, workshops, storage, or future development, subject to any necessary permissions.

The home has been well maintained and benefits from double glazing throughout, fitted mosquito screens on all windows, attractive uPVC shutters and eaves, durable zinc gutters, and an energy-efficient heat pump heating system. High-speed fibre optic internet is also connected, making the property ideal for modern family living or remote working.