

A rare chance to purchase this characterful 5 bedroom property in a delightful village !



INFORMATION

Town:	Les Salles-Lavauguyon
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	200 m ²
Plot Size:	1 199 m ²



IN BRIEF

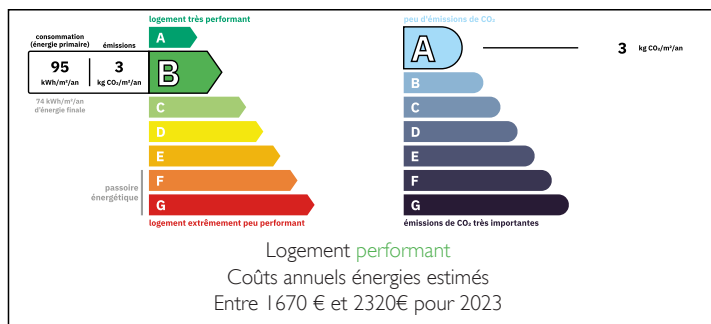
Spacious 5-Bedroom Property with Extensive Outbuildings and Land

A substantial 200 m² property offering 5 bedrooms and 2 bathrooms, set on approximately 1,000 m² of land.

The property benefits from a large 113 m² barn, a private well, and a two-storey garage, providing excellent additional storage, workshop, parking, or potential conversion opportunities (subject to the relevant permissions).

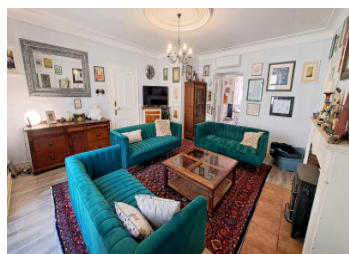
With generous living accommodation and outbuildings, this property offers considerable potential for a family home, rural lifestyle project, or further development.

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

Characterful 5-Bedroom Property with Extensive Outbuildings, Barns & Land

This substantial and versatile property, decorated to a very high standard, offers approximately 200 m² of habitable living space, with 5 bedrooms and 2 bathrooms, together with around 1,000 m² of land and an exceptional range of attached outbuildings.

Combining generous living accommodation with significant storage, workshop and development potential, the property would be ideally suited to a family, those seeking a rural lifestyle, or buyers looking for space for hobbies

This stunning property has benefited from a number of useful modern improvements, including triple-glazed windows and doors, a thermodynamic hot-water system, and an air-to-air heating and air-conditioning system with six individual units. The loft is insulated and provides approximately 89 m² of additional space.

Ground Floor

The main entrance opens into a generous 17 m² hallway, providing access to the principal living areas and staircase.

The 28 m² lounge is a comfortable reception room featuring a log burner, creating a warm and inviting focal point.

The 24 m² kitchen provides generous space for family cooking and dining, with a separate 7 m² utility room. There is also useful under-stairs storage and a separate WC.

Bedroom 1, measuring approximately 14 m², is situated on the ground floor and is complemented by a 6 m² bathroom.

A particularly spacious 29 m² dining room provides

LOCAL TAXES

Taxe foncière: 1261 EUR

NOTES