LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48353REM87 Price: 199 999 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 185 EUR without fees)

Beautiful 3 bedroom property in a gorgeous location, within sight of the Lavaguyon chateau

EXCLUSIVE















INFORMATION

Town:	Les Salles-Lavauguyon
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	7706 m2

IN BRIEF

Beautifully Presented Property with Character and Potential

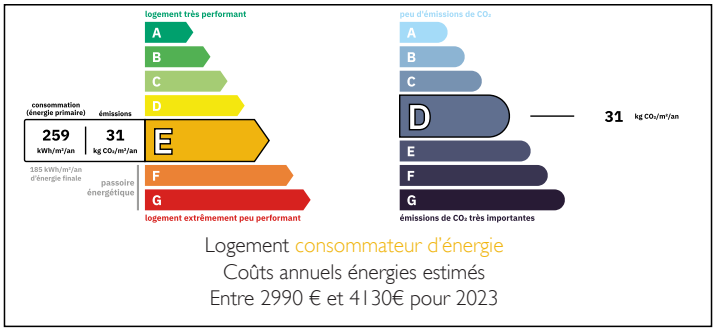
A beautifully presented 3-bedroom, 2-bathroom property offering approximately 120m² of habitable living space, set within an impressive 7,706m² of land, with views of the Château de Lavauguyon.

The property boasts a wealth of character and exciting potential, including a huge barn, a workshop, and an additional building with excellent potential to create a gîte, already benefiting from a new roof.

An open terrace provides the perfect space for outdoor dining, entertaining and enjoying the peaceful surroundings.

An ideal opportunity for those seeking a charming home with generous land, substantial outbuildings and the potential to develop a holiday rental or

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2990 € et 4130€ pour 2023

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

Beautifully Presented 3-Bedroom Property with Extensive Outbuildings and Gîte Potential

Set within approximately 7,706m² of land and enjoying views of the Château de Lavauguyon, this beautifully presented property offers around 120m² of habitable living space, together with an impressive range of outbuildings and exciting potential for additional accommodation or a holiday rental business.

The property combines comfortable living accommodation with generous outdoor space, making it ideal as a family home, a countryside retreat or a property with business potential.

The Main House

On the ground floor, the entrance leads into a welcoming hallway leading to the lounge and dining room of approximately 17m², featuring attractive wooden flooring. The spacious 27m² lounge has tiled flooring and a wood-burning stove connected to a pump system supplying the radiators, creating a cosy and inviting living space.

The fitted kitchen measures approximately 16m² and offers good space for everyday cooking and dining. There is also a practical 6m² utility room, a separate WC and a ground-floor shower room of approximately 3m².

Stairs lead to the first 15m² bedroom, and a further set of stairs leads to two further bedrooms measuring approximately 14m² each. A family shower room of approximately 6m² completes the upstairs accommodation.

The property benefits from double glazing and oil and wood heating and mains drainage.

Additional Building with Gîte Potential