

Beautiful stone 2 bed town house; tastefully renovated and with large garden; walking distance amenities.

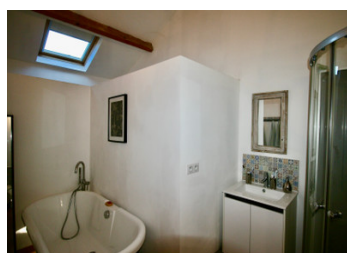


## INFORMATION

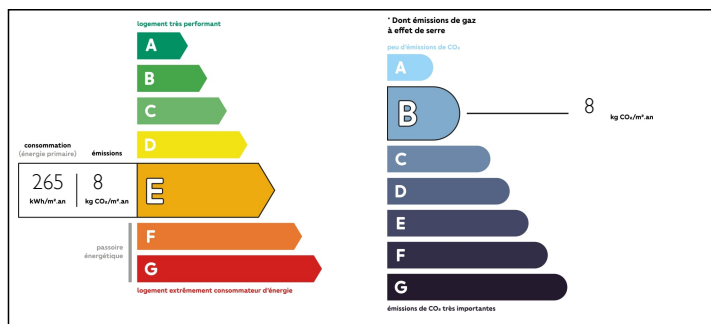
Town:	Les Salles-Lavauguyon
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	110 m2
Plot Size:	0 m2

## IN BRIEF

A beautiful old stone 2 bed town house that has been completely and tastefully renovated to create a very cosy and comfortable home. Comprises 2 bedrooms, one en-suite, separate shower room, spacious lounge, kitchen/diner and large rear garden with wooden decking terrace. Located near the centre of the village of Les Salles-Lavauguyon in the Haute Vienne. Amenities within walking distance include baker, popular bar restaurant with live music, hairdresser and garage. Further amenities (shops, bar restaurants, supermarkets) can be found in the nearby historic market town of Rochechouart. Attractions in the area include the leisure lakes of the Haute Charente, the picturesque Perigord-Limousin natural park and the lovely chateau in Rochechouart. An international golf course is less than 15km away. Transport links to the area include Limoges airport (50km), well served by UK and European operators and Angoulême TGV (48km) with links to Paris, Bordeaux and even England (via...



## 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

Entering this lovely south-facing property takes you into a lovely entrance hallway (10m<sup>2</sup>) which leads to the ground floor bedroom (16.5m<sup>2</sup>) and a newly installed shower room with WC (3.5m<sup>2</sup>). There is also a handy storage room (8m<sup>2</sup>)

A lovely wooden staircase leads to the first floor and a spacious lounge (25m<sup>2</sup>) with a new wood burner and open access to the kitchen/ dining room (22m<sup>2</sup>) with views over the rear garden. French windows from the kitchen/ diner lead out to a wooden decking terrace and large garden (556m<sup>2</sup>) beyond.

A second wooden staircase leads to the second floor and the second bedroom (22m<sup>2</sup>) with skylights and an en-suite bathroom with shower, bath and WC.

The interior has been completely renovated by the current owners to create a very comfortable and cosy home. Character features (polished wooden floors and oak ceiling beams) have been lovingly retained and well matched with modern appliances.

All the windows are double glazed, the roof has been insulated and waterproofed and the house is connected to mains drains.

Work done to date includes updating the electrics, cleaning and updating the interior, installing a new shower room and WC on the ground floor, enlarging the second floor ensuite bathroom, installing a wood burner and electric radiators. Work has been done by artisans and done to a high quality of finish.

A lovely old stone village centre house that has been tastefully renovated, is within walking distance of amenities and is...

## NOTES