

Delightful 3 bedroom stone property, attached property to renovate, barn and land.



## INFORMATION

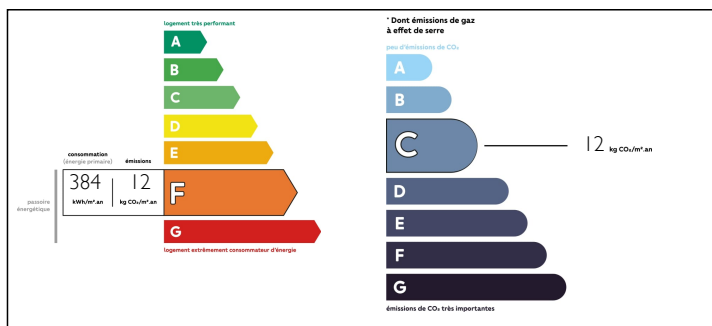
Town:	Les Salles-Lavauguyon
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	1275 m2



## IN BRIEF

This lovely stone property with 3 bedrooms, attached property to fully renovate, and attached barn sits in an enclosed west facing garden of approximately 1200 m<sup>2</sup>. It also has 3 parcels of woodland approximately 14,500 m<sup>2</sup>. Five minutes drive to Les Salles de Lavauguyon with post office, and cafe / bar. Approximately 15 minutes drive to the medieval town of Rochechouart with all it's many amenities and close to the leisure lakes and activities of the Haute Charente.

## 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.



## LOCAL TAXES

**Taxe foncière: 215 EUR**

## NOTES

## DESCRIPTION

The house, which retains many original features comprises on the ground floor: Kitchen / diner with woodburning stove, and separate WC, generous sittingroom with double doors. On the first floor landing there are

3 bedrooms and bathroom with separate shower.

To the outside: attached dwelling to fully renovate, attached barn and outbuilding providing a covered eating / social space, and well, all of which is situated in a lovely private garden at the front of the property. Just over the river there is 3 attached plots of woodland approximately 15,500m<sup>2</sup>.

The property requires a new septic tank, as current mains system does not conform, a combination of solid fuel and electric heating.

The property is ideally situated;

5 minutes to Les Salles Lavauguyon with amenities

10 minutes to the popular town of St Mathieu with amenities

15 minutes to the medieval town of Rochechouart.

45 minutes to Limoges airport, 54 minutes to Limoges city.

50 minutes to Angouleme city with high speed train link.

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>