



## Well presented house, barn, animal outhouse, plus hanger. Well, land 7500m<sup>2</sup>,

87500, Ladignac-Le-Long, Haute-Vienne, Nouvelle-Aquitaine

\* Available \* 2 Beds \* 2 Baths

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# €216,000

Ref: BVI61378

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**French Entrée** 



## Property Description

Renovated stone cottage with a lovely contemporary feel. Elegant detached 2 bedroom, 2 bathroom rural property, has the possibility of a 3rd bedroom above the utility room. Adjacent is a 200 m<sup>2</sup> barn, hanger, and piggery. Set in 1.8 acres of flat land on the edge of the Parc Naturel Régional Périgord-Limousin. There is also a lockable storage facility at the end of the hanger, perfect for drying/storing wood.

The house is beautifully decorated and maintained, cleverly configured to enable outside living in the summer, and to be warm and cosy in the winter. There's a fabulous wood burner in the farmhouse kitchen, which is perfectly positioned to capture most rooms. A feature fire in the 2nd bedroom could bring additional heat to the upstairs once connected to the existing flue, if necessary

There is space over the utility room for a 3rd bedroom or office, easily created with the correct permission. The stylish light/fittings, and furnishings are virtually new, and negotiable alongside the sale.

One of the outbuildings is a 3 sided hanger, the 2nd a huge barn 200 m<sup>2</sup>. The other outbuildings are a few former pigsties' which could easily be adapted for chickens, kennels/cattery, pigeons or other small domestic animals. The barn and hanger are ripe for conversion or development, with the correct permissions. There's enough land, and outbuildings for a horse or donkey(s).

A truly delightful cluster of buildings offering seclusion, but not isolation. There are some wonderful walks and lakes nearby, plus commerce, a hospital, schools, plus supermarkets approx. 10kms away. There are Fishing lakes locally, some with the opportunity to swim and zipwire across the lake.

All in all a perfect family home, lock up and leave, place to spend your retirement or redevelop your future with potential income possibilities.

Price including agency fees : 216 000 €

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Buyer commission included: 7%



## Gallery

