

Located in a vibrant town, Magnificent detached Maison de Maître with 7 beds, swimming pool & about an acre.



INFORMATION

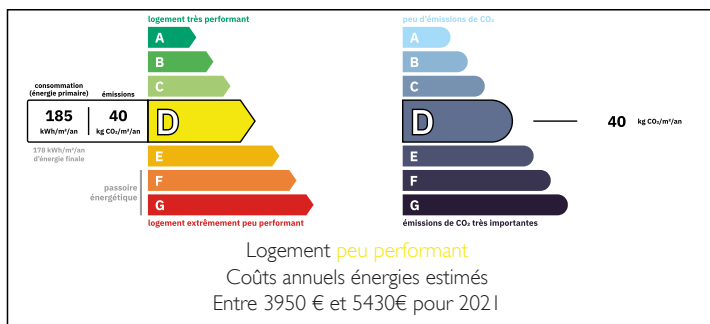
Town:	Saint-Junien
Department:	Haute-Vienne
Bed:	7
Bath:	3
Floor:	341 m2
Plot Size:	3333 m2

IN BRIEF

This is a magnificent property. Built around 1900, the house sits in its own grounds of about an acre. The property is completely enclosed with remote controlled gated entry. This property offers a lovely combination of house, manicured gardens, plus the swimming pool, sun lounge and the outbuildings, which are a mix of garage, workshop and storage for several cars. The house dominates the location and comprises the following.



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

Once inside the grounds, there are steps up to the front door. Entrance is into the hallway.

GROUND FLOOR

Entrance hall (5.46m x 1.97m) with access to rooms left and right;

Library/ lounge (5.05m x 4.59m) with wood burner;

Living/ dining room (11.27m x 4.53m - this is total length, but the room can be split in half) with open fireplace, connecting doors and built-in cupboards;

Separate toilet;

Lobby area (5.33m x 2.33m) with access to staircases both up and down;

Kitchen (4.47m x 3.54m) tiled floor, fitted and fully equipped with access to the sun lounge;

Sun lounge (6.62m x 5.72m) - access to the pool (10m x 5m - 1.7m deep) salt water with liner;

Utility room - 3.28m x 1.17m.

FIRST FLOOR

Landing area (9.34m x 2.33m) providing access to all rooms;

Bedroom 1 - 4.56m x 4.55m;

Jack & Jill bathroom (3.44m x 1.83m) with shower, toilet and basin;

Bedroom 2 - 4.92m x 4.61m;

Bedroom 3 (office) - 4.98m x 2.87m;

Jack & Jill bathroom (4.88m x 2.82m) with built-in wardrobes, walk in shower, toilet and basins;

Bedroom 4 (4.96m x 4.72m) with fireplace.

SECOND FLOOR

Bedroom 5 - 4.85m x 3.62m;

Ironing /dressing room - 4.57m x 2.36m;

Bedroom 6 - 5.02m x 3.62m;

Games room - 7.05m x 6.18m;

Shower room - 3.13m x 1m;

Separate toilet;

Bedroom 7 - 5m x 3.59m.

CELLAR

Pool pump room - 4.54m x 3.39m;

Boiler room - 4.31m x 3.40m;

Coal store - 4.35m x 3.44m;

Oil tank - 4m x 3.42m;

Wood store - 4m x 3.43m;

Wine cave - 4.11m x 3.60m.

LOCAL TAXES

Taxe foncière: 3408 EUR

Taxe habitation: EUR

NOTES