

Pretty cottage set in quiet hamlet, full of charm and character with the added bonus of a lovely swimming pool



INFORMATION

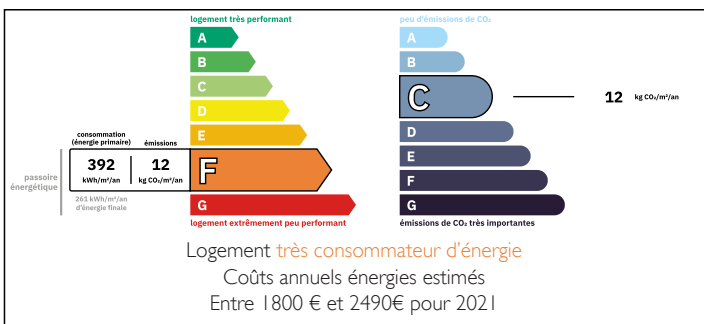
Town:	Saint-Léger-Magnazeix
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	85 m2
Plot Size:	4978 m2

IN BRIEF

This semi-detached house is a must see for anyone looking for their own little piece of the beautiful French countryside in Haute Vienne. This lovely 4 bedroom property offers lots of original features, a gorgeous pool area, and a peaceful location and is just a 5 minute drive from the pretty village of St Leger Magnazeix.



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

Through the picket gate and into the cute gravelled front garden, you enter the property and into the delightful living room (approx 20.5 m²) with exposed beams, tiled floor and large fireplace with a woodburning stove. Single glazed window to the front of the property.

A doorway leads to the first bedroom (approx 8 m²) with tiled floor, electric radiator and single glazed window overlooking the front garden.

Also from the living room is another doorway leading to the dining room (approx 8 m²). This charming room has exposed beams, tiled floor and a large storage cupboard.

To the back of the living room, stepping down into the kitchen (approx 10 m²) with tiled floor, exposed beams, fitted units, a little woodburner and a bread oven. There is a cooker (which runs on bottled gas) and plumbing for a washing machine. The back door leads to the enchanting gravelled areas of the garden and access to the large barn (approx 121 m²) which is divided into 3 sections with mezzanine areas above two of them and provides a space with lots of potential (subject to relevant planning permissions).

To the right of the kitchen is a lobby area (approx 1.3 m²) with large storage cupboard, a separate WC (approx 1.5 m²) and the shower room (approx 4.5 m²) with basin, bidet, electric towel rail and large storage cupboard.

The staircase to the first floor is also in the kitchen. At the top there are storage cupboards, one of which...

LOCAL TAXES

Taxe foncière:	510 EUR
Taxe habitation:	EUR

NOTES