LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36526JUR87 Price: 371 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (350 000 EUR without fees)

Collection of three unique family homes in a bucolic setting with a beautiful heated pool and sun terrace

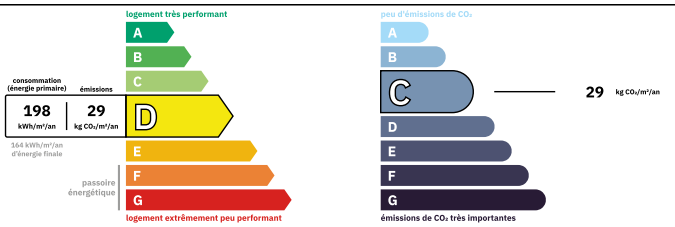
INFORMATION

Town:	Saint-Léger-Magnazeix
Department:	Haute-Vienne
Bed:	10
Bath:	5
Floor:	280.05 m2
Plot Size:	20886 m2

IN BRIEF

An opportunity to acquire three unique properties set in five acres of land offering flexible accommodation from a generational family home to self contained accommodation with perhaps a business opportunity for further potential guest accommodation. Expansion into a large adjoining barn over two floors has already undergone renovative work. If you have a love of animals why not utilize the large paddock adjoined to the property.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4320 € et 9510€ pour 2021

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.

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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Accessed by a private drive from the main road this extensive property comprises a beautifully proportioned barn conversion which could be used as the main family home or as guest accommodation. Large glazed doors from the front of the property lead into an open planned living space comprising; lounge area with feature fireplace and log burner; dining area opening onto a large outside space via french doors enjoying a covered terrace ideal for entertaining on those warm summer nights and further leading to the 12m x 6m heated swimming pool and surrounding sun terrace. The country kitchen complete with a large Island and white goods also benefits from ample storage. There is access to a ground floor double bedroom; a separate bathroom/utility room with shower and wc, access to a large adjoining barn from the lounge kitchen space .Stairs lead to the first floor which offers a large mezzanine style gallery landing, 3 further double bedrooms with feature stone walls and wood flooring throughout. There is a light and airy shower room and a further mezzanine floor offering useful storage space.

kitchen/lounge/dining room: 7.2m x 5 76m
Bathroom: 2.75m x 3.6 m
Bedroom 1: 3.72m x 4.92m
Bedroom 2: 3.72m x 3.21m
Bedroom 3: 3,28m x 3.42m
Bedroom 4: 2.95m x 5.75m
Mezzanine: 4.29m x 3.06m
Shower room: 3.33m x 3.11m

The old farmhouse is the current owners separate accommodation, beautifully proportioned and full of charm. The entrance leads into a large lounge/dining room with a log...