

## Charming Village Cottage – Ideal Holiday Home or First-Time Buy

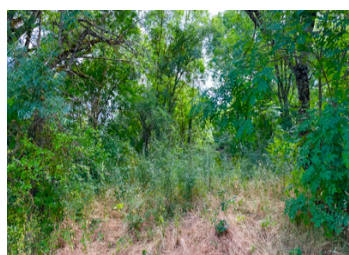
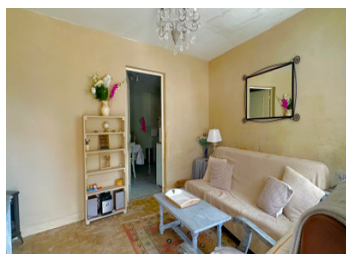


## INFORMATION

Town:	Saint-Léomer
Department:	Vienne
Bed:	1
Bath:	1
Floor:	38 m <sup>2</sup>
Plot Size:	212 m <sup>2</sup>

## IN BRIEF

Charming stone cottage in peaceful Saint-Léomer – ideal for a first home or holiday getaway! 1 bed, detached garden, just 10km from vibrant Montmorillon!



## ENERGY - DPE

DPE not required.

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

Nestled in the peaceful hamlet of Saint-Léomer, this delightful 1-bedroom stone cottage offers a fantastic opportunity for first-time buyers, downsizers, or those dreaming of a quaint holiday escape in rural France.

Inside, the property features a cosy living area and a functional kitchen on the ground floor. Upstairs, you'll find a bright bedroom with built-in storage, a separate WC, and a spacious bathroom.

Outside, a detached private garden provides the perfect spot for outdoor dining, relaxing in the sun, or enjoying a bit of gardening.

Just 10km from Montmorillon—a lively market town with supermarkets, schools, restaurants, and a hospital—this home offers the charm of the countryside with easy access to everyday conveniences.

A budget-friendly and low-maintenance property with loads of potential - perfect for enjoying the French village life.

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

## LOCAL TAXES

**Taxe foncière: 220 EUR**

**Taxe habitation: EUR**

## NOTES