

Historic home in the heart of the village.



EXCLUSIVE

## INFORMATION

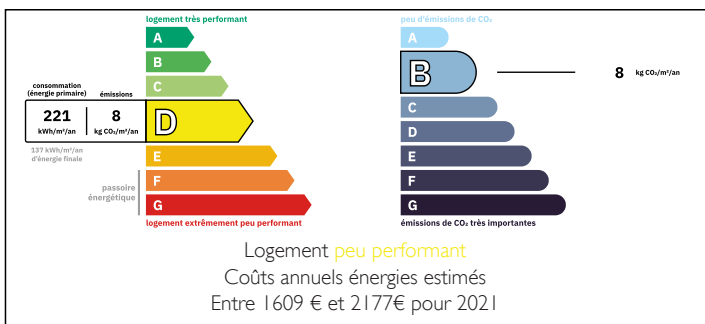
Town:	Saint-Léger-Magnazeix
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	114 m <sup>2</sup>
Plot Size:	755 m <sup>2</sup>



## IN BRIEF

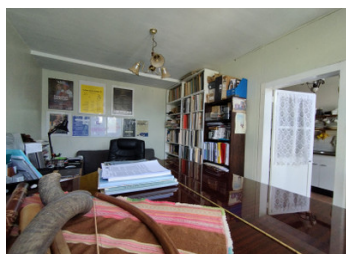
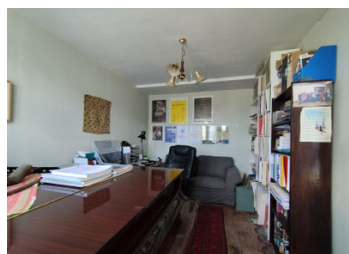
This two bed village home has two double bedrooms, one with an adjoining double room to the front aspect a good sized kitchen, dining room, lounge, separate 2nd reception room, downstairs shower room, family bathroom and separate dressing room. There is also a small courtyard garden on two sides of the house and a further parcel of land close by for multi use.

## 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

From the front courtyard you access the entrance door into the fitted kitchen(6.3m x 2.6m) with its original beams and tiled floor, to the right you will find the dining room (2.9m x 4.3m) and open lounge (4.1m x 4.1m) with brick fireplace and log burner. there are doors to the second courtyard from here. To the left of the kitchen you access a 2nd reception room (4.4m x 2.7m) which was the original butchers store and still has the sign over the front window and door(this could be used as a further bedroom). To the rear of the kitchen is the downstairs shower room (2.8m x 1.9m) and stairs to the first floor. once on the first floor and from a small lobby you will find Bedroom 1 (4.0m x 3.5m) which has a further double room adjoining and could be used as a bedroom dressing room or study area. Bedroom 2 (2.8m x 2.1m) with stair access to the loft space, a dressing room (2.3m x 2.8M) which houses the hot water tank and the family bathroom (2.6m x 2.8m). The first floor has beautiful wood parquet throughout and the property has electric radiators. If you want to grown your one veg or have a little space away from it all then this property gives you that as well with a separate plot of land just a few minutes away. from the house. In our opinion this home is perfect for a family or...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES