

3 Bedroom property comprising of lounge, kitchen, utility, cellar, cabin and garden

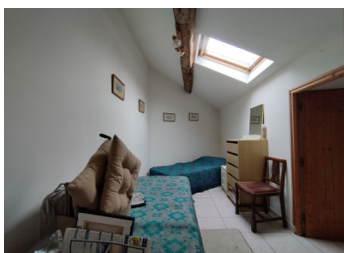


INFORMATION

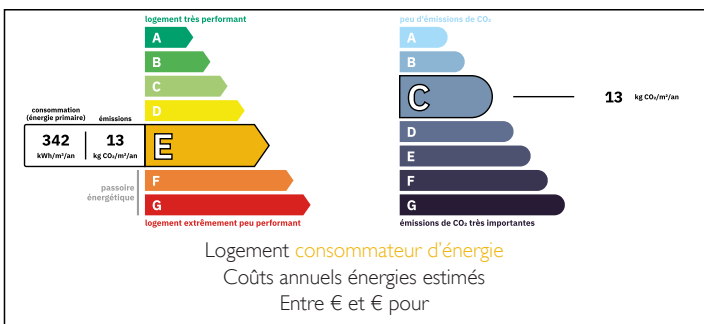
Town:	Saint-Léger-Magnazeix
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	91 m ²
Plot Size:	1500 m ²

IN BRIEF

Detached 3 bedroom property with separate kitchen, lounge and dining room. two shower rooms, attached garden and small outbuildings.

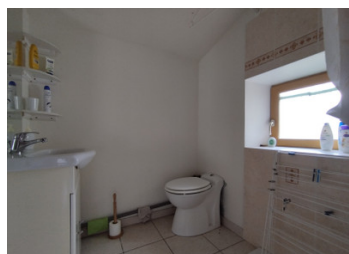


ENERGY - DPE



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

This charming home is perfect as a full-time residence in France or a delightful holiday retreat for the whole family. Full of character and ready to move into, it offers comfortable living straight away, with plenty of potential to refresh and make it your own.

The flexible accommodation includes a welcoming lounge with a fireplace and cosy log-burning stove, ideal for relaxing evenings. To one side, you'll find a bedroom with its own ensuite shower room, providing a private and convenient space for guests or family members.

To the rear of the lounge, the fitted kitchen offers a practical and inviting space, with access to a utility area and the garden beyond. The kitchen also leads through to a dining room, perfect for family meals, as well as a second bedroom and an additional shower room.

Outside, the property benefits from a lovely enclosed private garden, mainly laid to lawn—an ideal spot for outdoor dining, gardening, or simply enjoying the peaceful surroundings. There is also useful outdoor storage and a charming well, adding to the property's appeal.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES