

Two bedroom cottage with courtyard and separate garden with garage in village location

EXCLUSIVE



INFORMATION

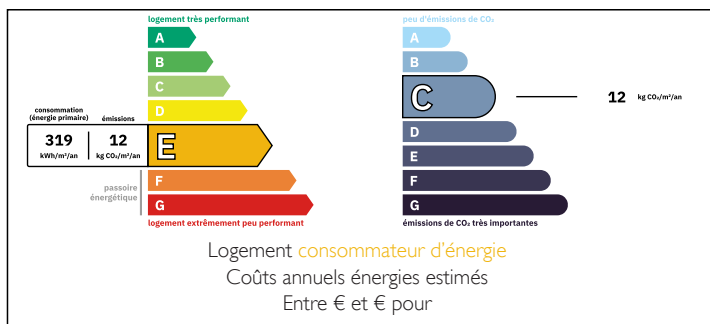
Town:	Saint-Léger-Magnazeix
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	84 m2
Plot Size:	400 m2

IN BRIEF

This cute cottage is ready for you to relax and enjoy unless you want to add your own touch. The two bedroom house comprises of Lounge/Dining room, Kitchen, family bathroom, courtyard and separate garden with large garage.



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

On entering this cottage you are welcomed into the light lounge/dining room with an open fire (8.1m x 3.2m). Following on you have country style kitchen again its light and airy. The bathroom also on the ground floor has a bath with shower over (3.5m x 2.18m) .The first floor has a small landing 2.56m x 1.66M and two double bedrooms (6.6m x 2.4m and 2.87m x 3.80m) with storage under the eaves. To the rear of the house is a small walled courtyard with storage room and just a few meters down the lane is a larger plot of garden laid to lawn with a large garage/ workshop. Heating is supplied by electric radiators, there is no double glazing other than the top floor velux, no fibre connected and the house has a linky meter.The property is on mains drainage.

The property benefits from a full rewire carried out in 2022. Also to note, the bathroom and main bedroom have double glazing and the earth wiring required from the ERP has been completed by a registered artisan..

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

NOTES