

4 bed, detached, St Junien town house to modernise. Easy walk to town centre and with large garden.



## INFORMATION

Town:	Saint-Junien
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	128 m2
Plot Size:	1231 m2



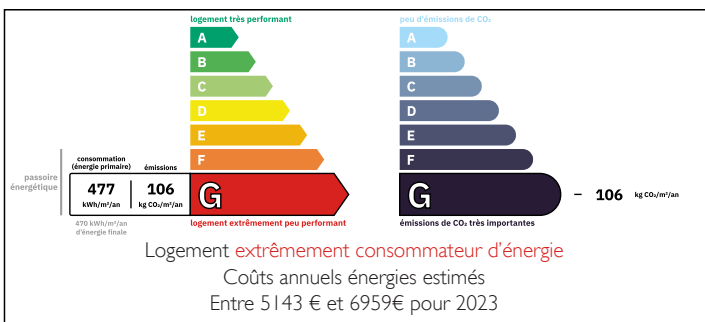
## IN BRIEF

Very nicely situated, detached, 4 bed town house with garage and large garden. The property consists of a large lounge/dinning room with balcony and lovely views, kitchen, bathroom and 2 bedrooms on the first floor and the ground floor has a further 2 bedrooms, the boiler room, a WC and the garage. Town gas central heating.

The property does need modernisation in terms of electrics, kitchen, bathroom, insulation levels and general decor but the lounge does have electric rolling shutters and double glazing, the roof appears to be sound and the property is on mains drains.

All the amenities of St Junien are walkable, including shops, bars, restaurants, schools, doctors, hospital etc. Limoges airport is a 30 minute drive (26km).

## 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

### GROUND FLOOR

Garage with opening at each end

WC

Entrance hall with large storage cupboards

Boiler room for the gas central heating system

Bedroom 1 (with sink), benefitting from double doors onto the garden

Bedroom 2, both bedrooms needing refurbishment throughout.

### FIRST FLOOR

Landing with large cupboard

Open plan lounge/dining room with 2 lots of double doors onto the balcony. Double glazed and with electric rolling shutters. Lovely chestnut parquet flooring.

Kitchen at the front of the house which needs to be modernised completely

Bathroom with bath and hand basin

WC

Bedroom 3, with double glazing and electric shutters

Bedroom 4

The property is single glazed, except for the lounge and bedroom noted above and the insulation can be improved. The attic offers the easiest solution for this, although it is also a very convertible space, should you have need of further habitable space.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

### EXTERIOR

The garden surrounds the property and extends away at the rear in a rectangular shape and includes a small metal outbuilding/garden store. The views are lovely.

At the front, there is room to park a car but you also have the garage, of course.

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