

## Detached country house with gardens



## INFORMATION

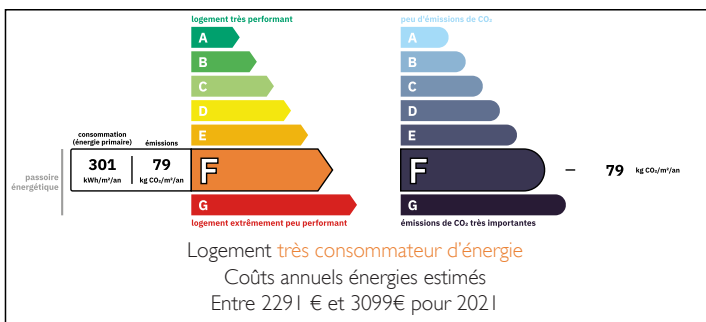
Town:	Saint-Léger-Magnazeix
Department:	Haute-Vienne
Bed:	2
Bath:	3
Floor:	130 m2
Plot Size:	1337 m2

## IN BRIEF

Large two bedroom detached house set in private surroundings in a cute hamlet just outside Saint-Léger-Magnazeix. Character exposed beams and generously proportioned rooms seeking its next owner who will call this home. Central heating and an open fireplace give a perfect balance of romance and practicality. Large established south facing back garden for simply enjoying or having a vegetable plot or a few chickens. Private parking off a quiet street yet only 3km to the cafes in Saint-Léger-Magnazeix. 20 minutes by car to La Souterraine with train links to Paris and Europe beyond or around 50 minutes to Limoges for the airport.



## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Interesting potential to uncover. The off centre hallway to the house has opened up a world of possibilities.

### Ground Floor

To the left as you enter there is a large galley style kitchen with space for the dining table positioned beside the window to enjoy the views of the garden. To the right is the large lounge with feature open fireplace and French doors which lead back out onto the gravelled patio area.

There is a family bathroom and separate WC on the ground floor.

### First Floor

Upstairs the Master bedroom is sizable and will fit a king size bed and still have space for a built in or freestanding wardrobe. There is an ensuite with WC and basin that could be developed to accommodate a shower.

The second bedroom is huge due to the off centre hallway in the house. Currently there are three double beds plus bedroom furniture in this space. Addition of a second skylight could see this divided to create a third bedroom. On the hallway there is another washroom with WC and basin.

This is a perfect house to just enjoy in its current form or choose to do some modernising. A great holiday home to relax in the Haute Vienne countryside or put down some roots of your own in the established gardens.

Easy to love and hard to leave.

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