

Grand 3 bedroom house, beautifully crafted by artisans in 1932, offers so much potential.



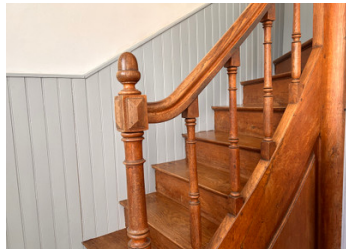
## INFORMATION

Town:	Saint-Léger-Magnazeix
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	240 m2
Plot Size:	1205 m2

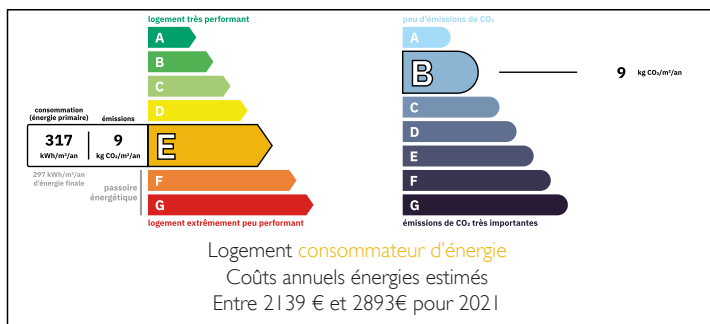
## IN BRIEF

This magnificent property, built with love by two artisans for their mother in 1932 oozes charm and character. The attention to detail is exceptional, complete with a stunning fireplace that was once in a chateau, you can just see the care and thought that has gone into every aspect of this lovely building.

The current owners have renovated the property to a very high standard and it provides a very comfortable home, along with the added bonus of endless business opportunities - it used to be run as a successful garden centre.



## 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 foncière: 436 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

From the gravelled front garden and off road parking you access the main house by the majestic steps and through the solid oak front door.

Immediately you enter the bright and inviting dining room (approx 19.5 m<sup>2</sup>) with it's beautiful fire surround (said to have once been in a local chateau), and a very efficient pellet stove, there is a tiled floor and storage cupboards.

From here you enter the living room (approx 15 m<sup>2</sup>), again a bright and airy room with the original floorboards, original marble fireplace, double glazed windows and electric radiator.

Next to the living room, to the back of the house, you find the well appointed kitchen (approx 15 m<sup>2</sup>) again with the beautiful original floorboards, marble fireplace, oak cupboards for plenty of storage, there is also ample room for a big fridge/freezer. The large double glazed window overlooks the terrace and the garden.

Next to the kitchen at the back of the house, is the lobby. Here you will find the door and concrete steps leading down to the extensive cellar. This space it is divided into 4 areas and has the same footprint as the house. Immediately from the steps you are in the laundry area, with tiled floor and hot water heater. There are two other areas with dirt floors and the original laundry room, still fitted with the original washing basin and the old fire place where the water was heated. this area has a concrete floor.

Back up the...