

Gîte complex of 5 attached houses, terrace, garden plus heated pool!



## INFORMATION

Town:	Saint-Amand-Magnazeix
Department:	Haute-Vienne
Bed:	14
Bath:	9
Floor:	397 m2
Plot Size:	4650 m2



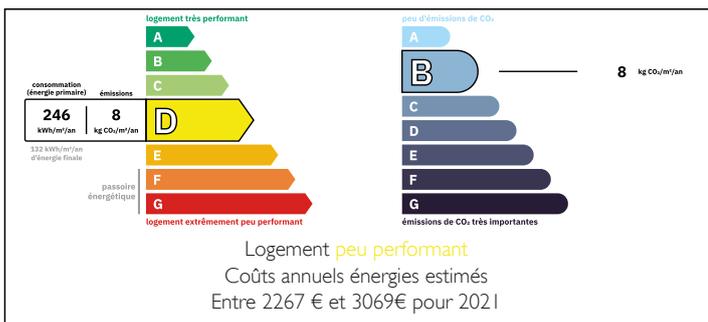
## IN BRIEF

Massive potential here! Just 10 minutes drive to the historic town of La Souterraine you will find this lovely gîte complex within a quiet setting in a Haute Vienne country hamlet. With 14 bedrooms and 9 bathrooms there are too many rooms to cover in a few photos so we have made a 360 tour to give you a better feel for the accommodation that is on offer here.

You have a heated in ground pool, large grassed areas, stone fire pit with seating and games area for guests to enjoy. The location is perfect for cycling and hiking and the leisure lakes of Saint Pardoux are a short 20 minute drive.

Handy to the A20 motorway you are 10 minutes to La Souterraine which has major supermarkets, schools and InterCity train which will take you to Paris and beyond...

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This fantastic ensemble of houses includes of five kitchens, nine bathrooms and fourteen bedrooms spread across five separate houses and large grounds. Too much for photos of every room so we have put together a lovely 3D tour so you can gain appreciation for the scope of the property!

Let's walk the complex from end to end

Gite one 39m<sup>2</sup> (€350 - €380 p/w)

Ground floor: Living room and open plan kitchen.  
Wood burner for heating.

First floor: Two bedrooms with family bathroom  
DPE "E"

Gite two 45m<sup>2</sup> (€350 - €380 p/w)

Ground floor: Living room and open plan kitchen.  
Wood burner for heating.

First floor: Two bedrooms with family bathroom  
DPE "F"

Gite three 110m<sup>2</sup> (€500 - €575 p/w)

Ground floor: Kitchen/dining room, lounge with wood burner, bathroom with WC

First floor: Two bedrooms, shower room, second bathroom with WC

Second floor: Two bedrooms plus attic hobbit room  
DPE "D"

Main house 130m<sup>2</sup>

Ground floor: Living room with wood burner and open plan kitchen with enclosed veranda, WC and utility room.

First floor: Three bedrooms, ensuite with WC, study, family bathroom with WC

Second floor: Two bedrooms and family bathroom with WC

DPE "D"

Gite four / Games room 73m<sup>2</sup> (€350 - €380 p/w)

Ground floor: Kitchenette, shower room with WC, bedroom and large entertaining room with wood burner.

First floor: Gym and pool table area, table tennis