

Pretty little 2 bedroom hamlet cottage with beautiful garden

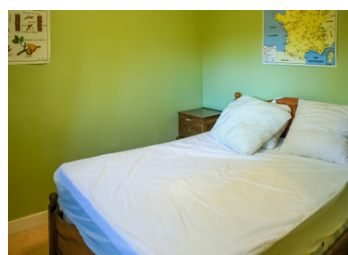
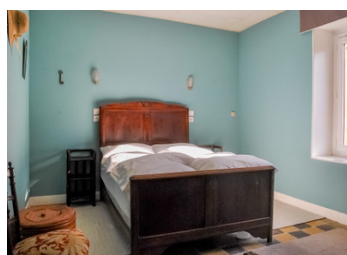
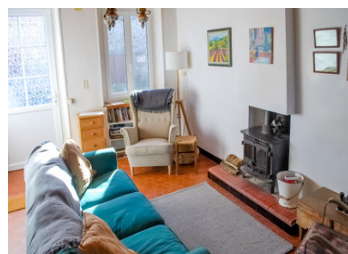


INFORMATION

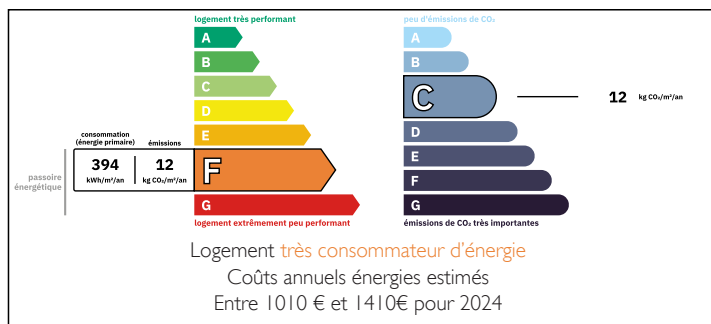
Town:	Saint-Léger-Magnazeix
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	54 m2
Plot Size:	683 m2

IN BRIEF

Set in a lovely quiet hamlet this lovely little house has a picturesque garden, a garage / store room, as well as an old piggy used for storage. All the windows and doors have double glazing and were installed in 2017. Excellent amenities in Magnac Laval, less than a 10 minute drive away.



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 foncière:	240 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

FRONT DOOR OPENS INTO:

Living Room (3.1m x 4.2m) with wood burner and kitchen connected (3.1m x 2.5m).

From the kitchen a small hallway leads to a Shower room and WC (1.56m x 1.63m)

Door to Bedroom 1 (3.86m x 3.36 m).

Dining room (2.78m x 2.79 m) with an electric heater

Door to bedroom 2 (2.66m x 2.94m)

All windows and doors are double glazed and were installed in 2017

ATTIC ...

There is a large attic - boarded and insulated, that could be turned into further accommodation if required.

EXTERIOR ...

Garage / store room attached (3.2m x 3.86m)

GARDEN ...

Access from the kitchen into a charming, well-maintained cottage garden, stocked with mature shrubs and fruit trees - old piggyery serves as a storage shed.

LOCATION ...

Both Limoges and Poitiers airports are within easy reach - approx 1-hour drive away. The local town of Magnac Laval, just 10 minutes away, is itself situated in the north-west corner of the Haute-Vienne department, a little to the north of Bellac, about 40 kilometres north of Limoges

Information about risks to which this property is exposed is available on the Géorisques website :