

Beautifully presented 4 bedroom, 3 bathroom property with gorgeous 2 bedroom gîte close to St Leger Magnazeix

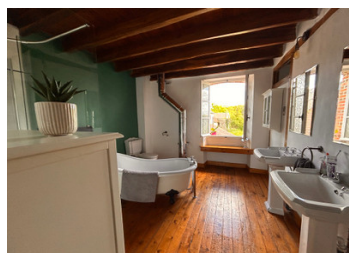


## INFORMATION

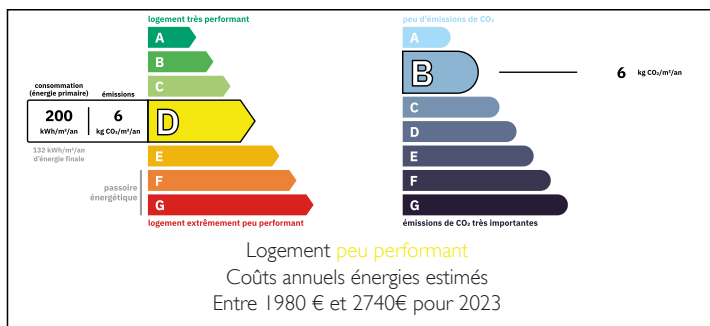
Town:	Saint-Léger-Magnazeix
Department:	Haute-Vienne
Bed:	6
Bath:	4
Floor:	230 m2
Plot Size:	2611 m2

## IN BRIEF

Situated in a little rural hamlet on the outskirts of St Leger Magnazeix, this lovely house provides the perfect haven for relaxation and tranquility with the added bonus of providing additional income. Homes like this rarely come onto the market, not only is it beautifully decorated and ready to move into, it also provides the opportunity to carry on with the successful Gîte business that the current owners have worked hard to build.



## 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: 440 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### Main house

Through the front door and into the entrance hall (approx 13 m<sup>2</sup>) with feature stone walls, an original stone sink, original wooden staircase and a door to the back leading to the garden.

To the right is the elegant living room/dining room (approx 30 m<sup>2</sup>) with feature stone walls at the top and pretty wood panelling at the bottom, a large woodburner in the seating area, tiled floor, exposed ceiling beams and windows to the front and double doors at the back for access to the garden.

To the left of the front door is the well equipped fitted kitchen (approx 21 m<sup>2</sup>) a lovely seating area by the window, tiled floor and a log burner and air conditioning unit.

To the back of the kitchen is a lobby area with double doors out to the patio and garden. To the left, there is a WC (approx 2 m<sup>2</sup>) small hand basin, tiled floor and plumbing for washing machine. Next to this you will find a cosy snug/office (approx 8 m<sup>2</sup>) a pretty brick fireplace (not in use) tiled floor, painted wooden beams and a window overlooking the garden.

### First floor

Up the beautiful wooden staircase to the first floor landing (approx 13 m<sup>2</sup>) with original wooden floorboards, exposed beams, a stone feature wall and window to the front of the property .

Bedroom 1 (approx 18.5 m<sup>2</sup>) very pretty room is full of character and charm, with the original wooden floorboards, exposed ceiling and wall...