

House within walking distance to all the amenities in Saint Junien and located in a quiet cul-de-sac



INFORMATION

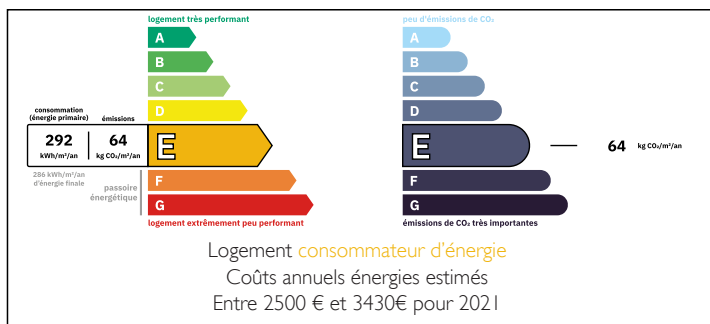
Town:	Saint-Junien
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	1290 m2

IN BRIEF

Opportunity not to be missed: a house close to all the amenities in Saint Junien and located in a quiet cul-de-sac. This house is full of potential; a little refreshment will bring it up to date and make it an ideal family home, or an excellent opportunity for a first-time buyer. There are several options for reconfiguration, including the possibility of converting the basement into additional living space if needed. Currently, the house consists of 3 bedrooms, a double living room, a kitchen, a bathroom, and a separate toilet on the first floor. An office completes this property in the basement, along with its garage/workshop/storage.



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.



DESCRIPTION

Just 30 minutes from Limoges, Saint-Junien offers an ideal living environment, balancing city life and nature. Shops, schools, sports and cultural facilities — everything is in place for a convenient and enjoyable daily life. Famous for its heritage and craftsmanship, the town charms with its friendly atmosphere, riverside walks, and vibrant local life. A perfect place to settle down with complete peace of mind!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1445 EUR

Taxe habitation: EUR

NOTES