

Detached 2 bedroom country home full of character in lovely condition.

EXCLUSIVE



INFORMATION

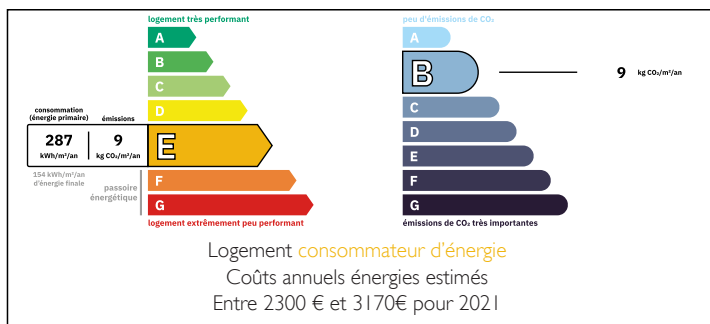
Town:	Saint-Léger-Magnazeix
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	110 m2
Plot Size:	1352 m2

IN BRIEF

A beautifully situated detached two-bedroom home featuring two reception rooms, a spacious fitted kitchen/dining area and a modern shower room on the ground floor with a further two double bedrooms and family bathroom on the first floor.

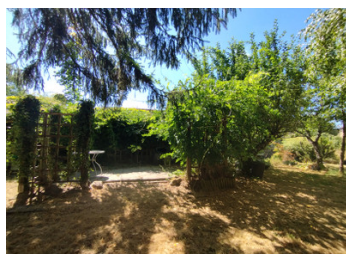


ENERGY - DPE



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

Approaching this charming hamlet home, you're greeted by a gated driveway that leads to the front of the property. Stepping through the front door, you enter a welcoming hallway. To the left is a spacious, cosy country-style kitchen, complete with fitted units, a central dining area, exposed beams, and a log-burning stove—perfect for family meals or relaxed entertaining.

To the right of the hallway is the equally inviting lounge, featuring another log-burning stove and beautiful exposed beams, creating a warm and homely atmosphere. Leading off the lounge is a full-height room with double doors opening to the courtyard garden. This versatile space would make a fantastic third bedroom, studio, or could be extended to include an en-suite, creating a private suite with its own entrance.

Back in the hallway, you'll find a convenient downstairs shower room and a staircase leading to the first floor. At the top of the stairs, a generous landing offers storage and could easily double as a home office. There are two well-proportioned bedrooms, both with characterful beams, and a large family bathroom.

Outside, the garden is mainly laid to lawn and bordered by open fields, offering peaceful rural views. A small outbuilding provides additional storage, and a terrace seating area invites you to relax and enjoy the countryside surroundings.

This delightful property offers the charm of country living without the upkeep of extensive land—ideal for use as a holiday retreat or a comfortable permanent home.

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Information about risks to which this property is exposed...