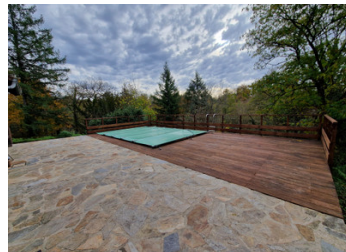


Large architect-designed family home located in Saint-Junien, with a full basement and a swimming pool



INFORMATION

Town:	Saint-Junien
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	235 m2
Plot Size:	10256 m2



IN BRIEF

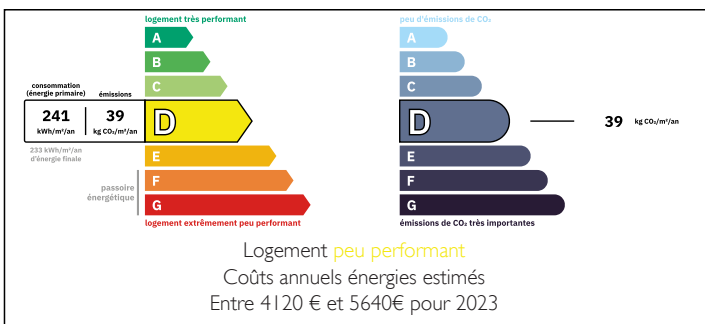
Beautiful property in the countryside, set in a calm and secluded location, yet with all amenities on your doorstep in Saint-Junien. This house offers plenty of space and serenity for everyday living.

On the ground floor, you will find a stunning living area with a cathedral ceiling and a log burner for the cooler evenings. From here, you can step out onto the terrace area with its swimming pool and extra covered terrace area with an open fireplace, perfect for enjoying long summer evenings. The ground floor also features a fully equipped kitchen and a master suite with a bathroom, separate toilet and dressing room.

There is also a conservatory accessible from the living area which completes the ground floor.

On the first floor, there are four further bedrooms, another bathroom, a separate toilet and a large mezzanine area that can...

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

At driveway level, there is a garage door leading to a basement covering the full footprint of the house, offering plenty of space to create additional rooms, as well as a large wine cellar, workshop and storage areas. The basement is accessible from the kitchen also.

The extensive 10,256 m² plot, with its small outbuilding, offers a privileged natural setting. It also features a water retention pond, a real advantage for coping with periods of summer drought.

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

LOCAL TAXES

Taxe foncière: 2381 EUR

Taxe habitation: EUR

NOTES