

Beautifully presented 4/5 bedroom village home with private walled garden and business potential

EXCLUSIVE



INFORMATION

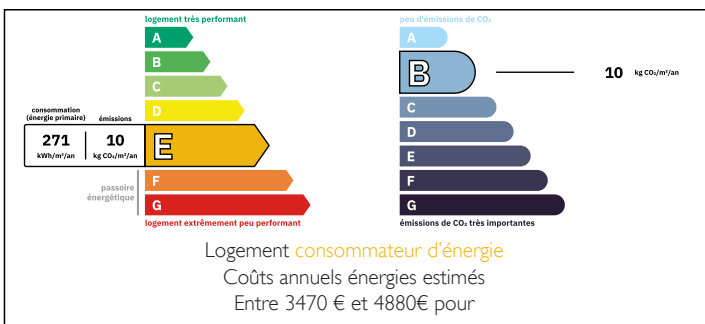
Town:	Saint-Léger-Magnazeix
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	142 m2
Plot Size:	966 m2



IN BRIEF

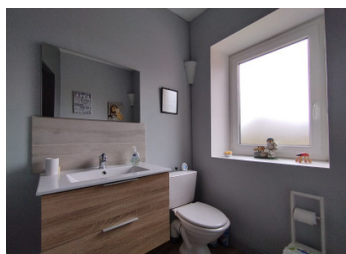
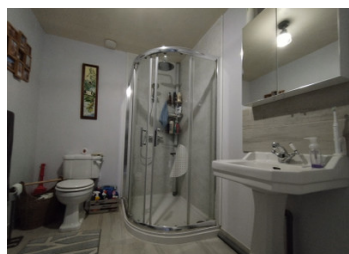
Village house , 4 bedrooms, family bathroom and separate toilet. Kitchen/Breakfast room, Lounge/Dining room, library, convertible attic, garage with potential for accommodation above, walled garden with terrace, lawn area and small outbuilding for storage.

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

Tucked away on a quiet side street just moments from the village centre, this attractive home offers generous and flexible living space in a peaceful yet convenient setting.

The property is entered via the front door into a bespoke oak-fitted kitchen/breakfast room, complete with a large range-style cooker and ample space for informal dining. To the left, a spacious lounge/dining room features a solid wood floor and a characterful log burner, creating a warm and inviting main living area. To the rear of the lounge is a library/reading room enjoying views over the garden, this could be used as a 5th bedroom if desired.

From the kitchen, an inner hallway leads past the staircase to a downstairs WC, a useful storage room, and access to the rear garden.

On the first floor, there are three well-proportioned bedrooms, a family shower room, and a fourth bedroom currently used as a TV lounge. This room provides access to a full-height room above the garage, offering excellent potential for conversion into additional accommodation or a self-contained rental opportunity (subject to any necessary consents). A second staircase from the landing leads to the attic space, which if converted could provide further accommodation.

Room Dimensions:

Kitchen/Breakfast Room: 3.8m x 5.03m

Lounge/Dining Room: 4.19m x 8.8m

Library: 4.1m x 3.4m

Bedroom 1: 3.65m x 3.83m

Bedroom 2: 3.63m x 4.22m

Bedroom 3: 2.77m x 4.87m

Bedroom 4: 4.54m x 3.56m

Shower Room: 2.6m x 1.94m

Room Above Garage: 4.8m x 4.3m

Outside, the enclosed walled garden is secure, quiet, and private. It is mainly...

LOCAL TAXES

Taxe habitation: EUR

NOTES