

Semi-detached traditional stone house, 3 bedrooms, 2 bathrooms. Lots of original features and lovely garden.

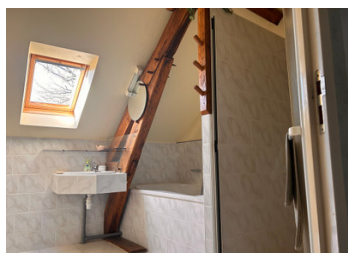


## INFORMATION

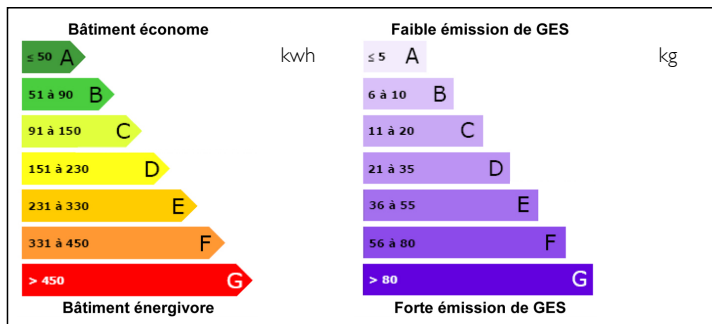
Town:	Saint-Léger-Magnazeix
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	1980 m2

## IN BRIEF

Set in a quiet location near the friendly village of Saint Leger Magnazeix, this beautiful semi-detached home is ready to move straight into. Providing a good income as a Gite.



## 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

Character semi-detached home with a terrace of 35m<sup>2</sup> set in a tranquil location with 2002m<sup>2</sup> of terrain and nice views. The house has been beautifully renovated and decorated so there is really no work to be done. Having the benefit of a fully fitted kitchen and cosy living room with woodburner.

St leger Magnazeix has a bar which also hosts a shop. There is also a library.

For all amenities Magnac Laval is 10 min (11.0 km) away.

For the bigger towns of La Souterraine 23 min (25.1 km) away and Bellac 25 min (26.7 km)

Limoges airport is 53 min (68.5 km) away.

More photos, videos and floorplanners available on request.

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

## LOCAL TAXES

**Taxe foncière: 255 EUR**

**Taxe habitation: 228 EUR**

## NOTES