

Three attached houses with garden and attached land in quiet location

EXCLUSIVE

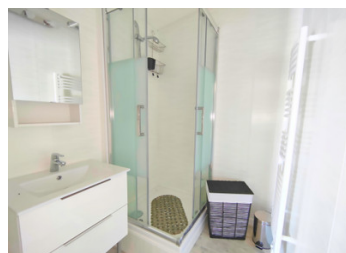
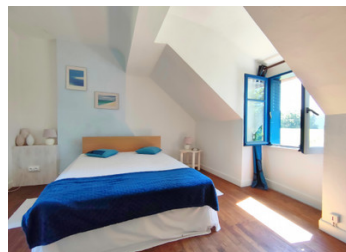


## INFORMATION

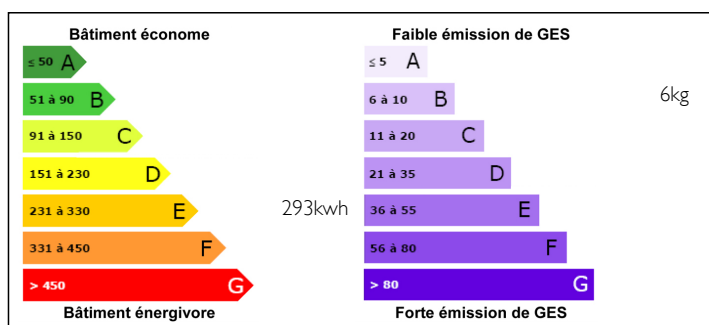
Town:	Saint-Léger-Magnazeix
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	90 m2
Plot Size:	6531 m2

## IN BRIEF

Located in a quiet spot just outside the village of Saint-Leger-Magnazeix are three lovely little houses which would be perfect holiday homes and/or rentals. The main house has a substantial piece of land behind it (6000m2) and the second house has a fenced off back courtyard. These two houses are in structurally in good order and renovated inside but could do with a refresh to your taste. The third house is currently not habitable but provides an opportunity to enlarge further. There is an additional one room building on the grounds that could be storage or an additional quest accommodation. Within walking distance from a village. 50 minutes from Limoges.

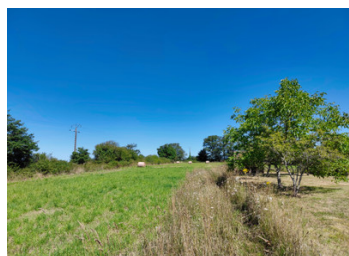


## ENERGY - DPE



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

The larger house.

You enter into the large living room with its wood-burner. From here you walk straight through to the kitchen with windows overlooking the land in the back. There is a door here to access the terrace. Downstairs you also have the shower room and the WC.

Upstairs, a large bedroom and a room without a window that has been used as an office.

The smaller house.

You enter straight into the lounge /dining space, with a small kitchen towards the back of the house. There is door from the kitchen to the fenced courtyard that will be a nice, private space for a summer lunch or evening BBQ. The shower room and the WC are on the ground floor. Electric heating only.

Upstairs, two light filled bedrooms with skylights and views over the countryside.

The third house is currently not habitable but provides an opportunity to enlarge further

There is only one neighbour to these houses and after that you are surrounded by fields and woodland. There are many walking paths and the village is within walking distance.

Contact us for additional photos.

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

## NOTES