

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

EXCLUSIVE



INFORMATION

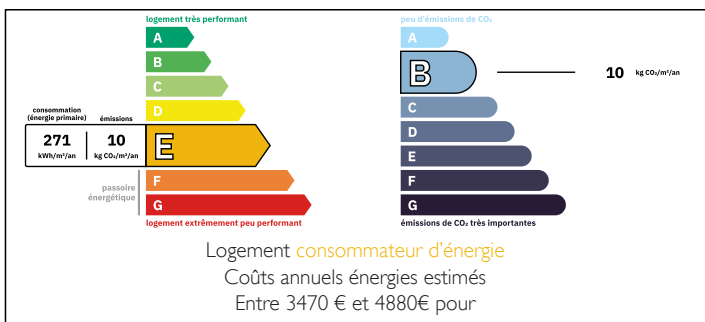
Town:	Saint-Léger-Magnazeix
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	142 m2
Plot Size:	966 m2

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.

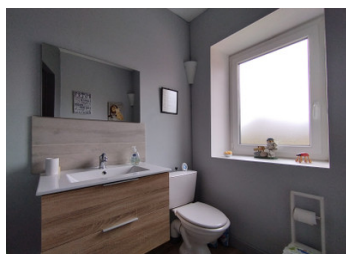
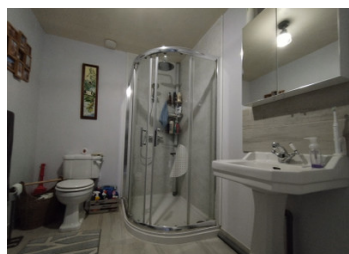


ENERGY - DPE



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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.

NOTES

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...