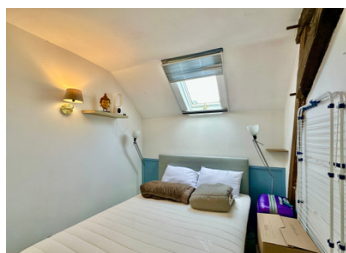


Ready to Move In — Hamlet Property with Barn Near Saint-Léger-Magnazeix



INFORMATION

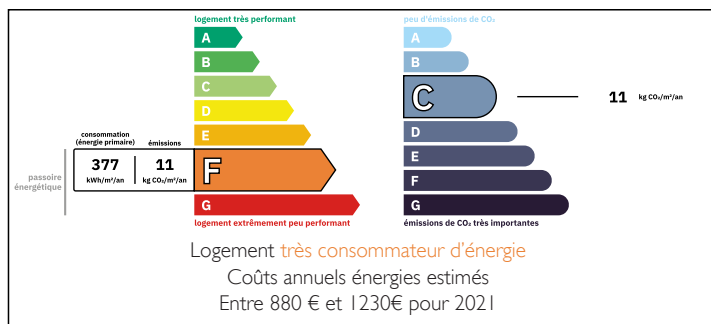
Town:	Saint-Léger-Magnazeix
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	414 m2



IN BRIEF

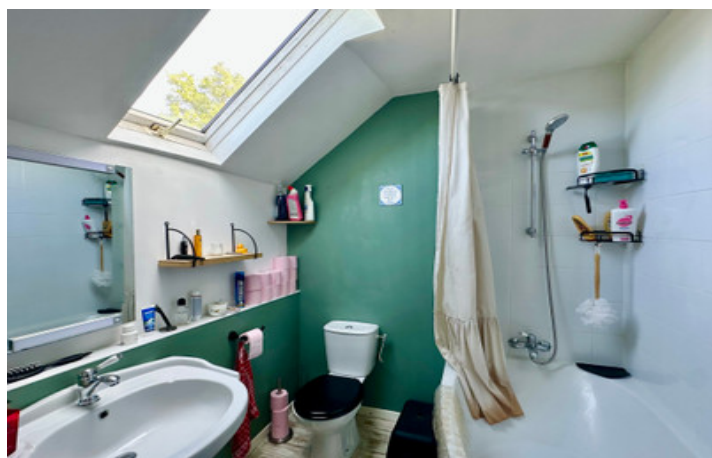
A well-presented two-bedroom house in a quiet hamlet just outside Saint-Léger-Magnazeix. The ground floor offers a living/dining room with woodburner and a fitted kitchen opening to the garden. A 75m² attached barn offers conversion potential, subject to planning. Land of just over 400m². Ready to move into.

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

Nestled in a quiet hamlet just outside of Saint-Léger-Magnazeix, this property is ready to move into and has plenty to offer.

The ground floor features a living and dining room with a woodburner, and a fitted kitchen that leads directly out to the garden. Upstairs, there are two bedrooms and a bathroom with toilet.

Attached to the property is a 75m² barn, which could be converted to extend the habitable space, subject to the relevant planning permissions.

The land is just over 400m² and the property has a septic tank.

This really is a great property, whether you're looking for a permanent home or a French base — book your visit today!

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

LOCAL TAXES

Taxe foncière: 230 EUR

NOTES