

Detached house to update near Saint-Junien with large outbuildings and almost 2 acres of land



INFORMATION

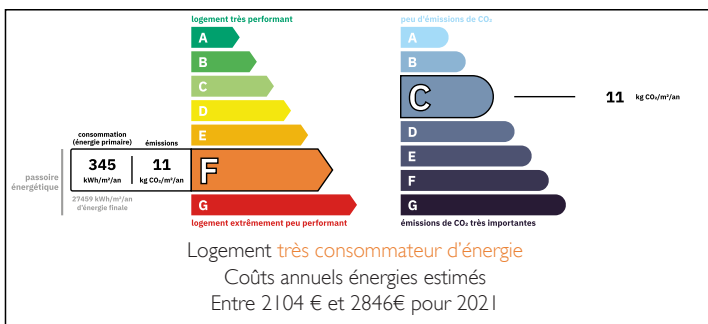
Town:	Saint-Junien
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	79 m2
Plot Size:	7793 m2



IN BRIEF

Situated in a peaceful setting just 5 minutes from the lively town of Saint-Junien, with its shops, supermarkets, restaurants, schools, services and weekly market. Limoges airport is less than 30 minutes away, making the property convenient for travel while still offering a countryside feel.

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

Steps lead up to the main accommodation, where you enter into a kitchen of 15.4m², featuring a gas cooker and a traditional wood-fired range. The spacious living room of 27.8m² opens directly onto a balcony, offering a lovely spot to enjoy the surroundings.

The house also includes two bedrooms of 15.3m² and 11.8m², a bathroom with shower and basin measuring 4.4m², and a separate WC of 1.5m².

Underneath the house are three useful rooms with a total surface area of around 45m², along with a garage of 28m² and a wine cellar.

To the rear of the house is a barn/garage of approximately 67m². There is also a separate independent building currently used as a garage/workshop of around 150m² with a hanger of 72m², offering excellent space for vehicles, storage, animals or a range of projects.

The property benefits from a gated entrance, ample parking and land that wraps around the house. The plot of 7,793m² is suitable for animals and may offer potential for construction, subject to the necessary permissions. The garden features many cherry trees plus peach and plums trees.

Heating is electric radiators plus an air source heat pump that does reversible heating/air con in the living room and a bedroom. The wood fired cuisiniere in the kitchen also acts as a source of heat

The roofs are less than 10 years old.
PVC double glazing

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

LOCAL TAXES

Taxe foncière: 1041 EUR

NOTES