

Semi detached property with 3 double bedrooms, courtyard garden with outbuilding.

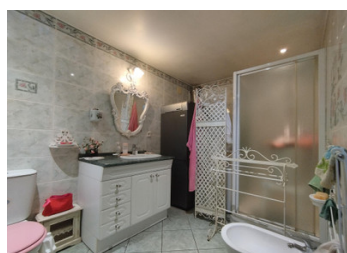


INFORMATION

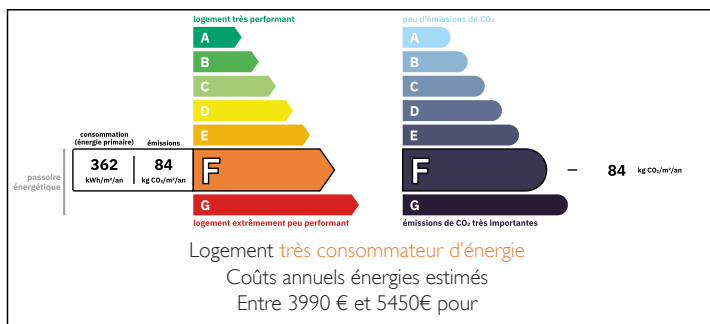
Town:	Saint-Léger-Magnazeix
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	440 m2

IN BRIEF

Great opportunity to purchase this family home in quiet village location with separate garden and the opportunity to purchase the adjoining gîte to provide future income or expand accommodation.



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

This charming semi-detached property offers versatile living accommodation and plenty of potential.

On entering, you are welcomed into a cosy, semi-fitted kitchen with plenty of space for a breakfast table, measuring approximately 4.42m x 4.18m. To the rear, a hallway provides access to a shower room with WC (3.22m x 2.50m), a private rear courtyard, and the staircase leading to the first floor.

Upstairs, the property offers two good-sized bedrooms, measuring approximately 2.55m x 4.36m and 4.04m x 3.44m respectively.

To the left of the kitchen, you will find a spacious lounge/dining room, offering a welcoming area for relaxing and entertaining. Patio doors provide direct access to the rear courtyard, while a spiral staircase leads to the impressive third bedroom, measuring approximately 4.80m x 5.74m.

The property benefits from oil-fired central heating, a log burner, double glazing and partial automatic shutters, providing comfort and practicality throughout the year.

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

NOTES