



LOCATED IN A VIBRANT TOWN, MAGNIFICENT  
DETACHED MAISON DE MAÎTRE WITH 7 BEDS,  
SWIMMING POOL & ABOUT AN ACRE.

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LOCATED IN A VIBRANT TOWN, MAGNIFICENT DETACHED MAISON DE MAÎTRE WITH 7 BEDS, SWIMMING POOL & ABOUT...



| PROPERTY FACT FILE  |  |
|---|--|
| REFERENCE   | A27944TSM87  |
| PRICE   | € 895,000<br>£ 0*<br><small>*agency fees included: 5 % TTC to be paid by the buyer (850 000 EUR hors honoraires)</small> |
| BEDROOM   | 7  |
| BATHROOM  | 3  |
| ACCOMMODATION   | 341 m <sup>2</sup>   |
| LAND  | 3333 m <sup>2</sup>  |
| TOWN  | Saint-Junien   |
| DEPARTMENT  |  |
| LOCATION  | Town property  |
| TYPE  | Maison de Vacances, House, Family Home   |
| CONDITION   | Good condition   |
| FEATURES  | Swimming Pool, Mains Drains, Garage  |
| <small>*Price based on current exchange rate which is subject to change</small> |  |



- Large, character property
- Swimming pool and useful outbuildings
- Close to village centre, but private
- Good condition
- Wow factor with French flair

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This is a magnificent property. Built around 1900, the house sits in its own grounds of about an acre. The property is completely enclosed with remote controlled gated entry. This property offers a lovely combination of house, manicured gardens, plus the swimming pool, sun lounge and the outbuildings, which are a mix of garage, workshop

## DESCRIPTIF

Once inside the grounds, there are steps up to the front door.

Entrance is into the hallway.

### GROUND FLOOR

Entrance hall (5.46m x 1.97m) with access to rooms left and right;

Library/ lounge (5.05m x 4.59m) with wood burner;

Living/ dining room (11.27m x 4.53m - this is total length, but the room can be split in half) with open fireplace, connecting doors and built-in cupboards;

Separate toilet;

Lobby area (5.33m x 2.33m) with access to staircases both up and down;

Kitchen (4.47m x 3.54m) tiled floor, fitted and fully equipped with access to the sun lounge;

Sun lounge (6.62m x 5.72m) - access to the pool (10m x 5m - 1.7m deep) salt water with liner;

Utility room - 3.28m x 1.17m.

### FIRST FLOOR

Landing area (9.34m x 2.33m) providing access to all rooms;

Bedroom 1 - 4.56m x 4.55m;

Jack & Jill bathroom (3.44m x 1.83m) with shower, toilet and basin;

Bedroom 2 - 4.92m x 4.61m;

Bedroom 3 (office) - 4.98m x 2.87m;

Jack & Jill bathroom (4.88m x 2.82m) with built-in wardrobes, walk in shower, toilet and basins;

Bedroom 4 (4.96m x 4.72m) with fireplace.

### SECOND FLOOR

Bedroom 5 - 4.85m x 3.62m;

Ironing /dressing room - 4.57m x 2.36m;

Bedroom 6 - 5.02m x 3.62m;

Games room - 7.05m x 6.18m;

Shower room - 3.13m x 1m;

Separate toilet;

Bedroom 7 - 5m x 3.59m.

### CELLAR

Pool pump room - 4.54m x 3.39m;

Boiler room - 4.31m x 3.40m;

Coal store - 4.35m x 3.44m;

Oil tank - 4m x 3.42m;

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27944TSM87>

COMPLETE FILE AND PHOTO ON REQUEST

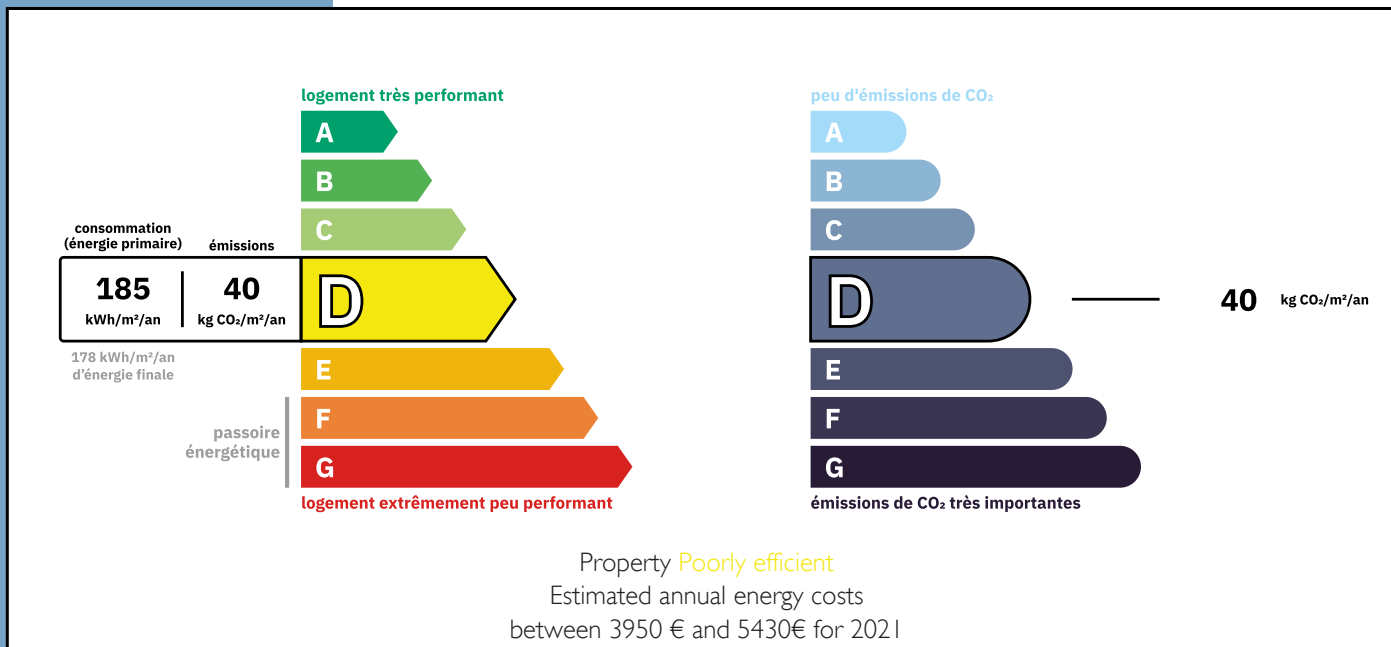


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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