



MAGNIFICENT DETACHED MAISON DE MAÎTRE
WITH 7 BEDS AND SWIMMING POOL ON A
PRIVATE PLOT OF ABOUT AN ACRE.

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PROPERTY FACT FILE	
REFERENCE	A27944TSM87
PRICE	€ 895,000 £ 0* <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 ²
LAND	3333 m ²
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

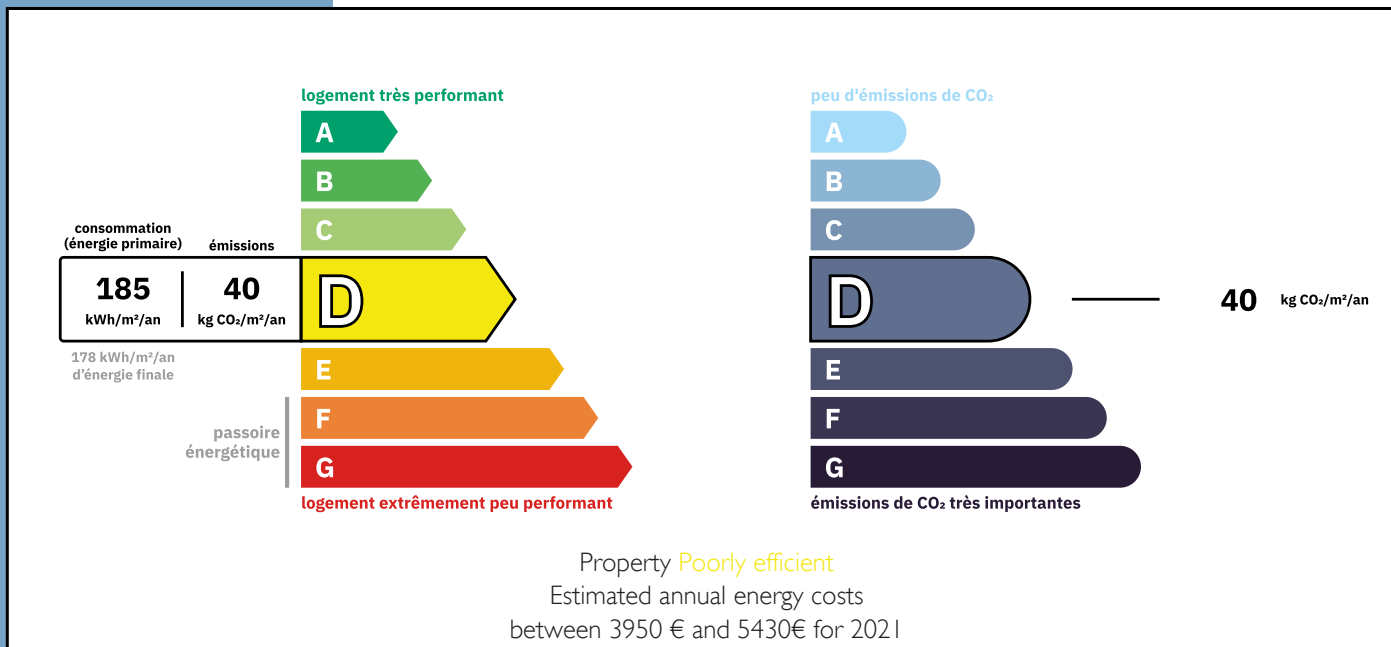


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
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