



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



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<br/>to be paid by the buyer<br/>(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,<br>Family Home  |
| CONDITION   | Good condition   |
| FEATURES  | Swimming Pool, Mains Drains,<br>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

## DESCRIPTION

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

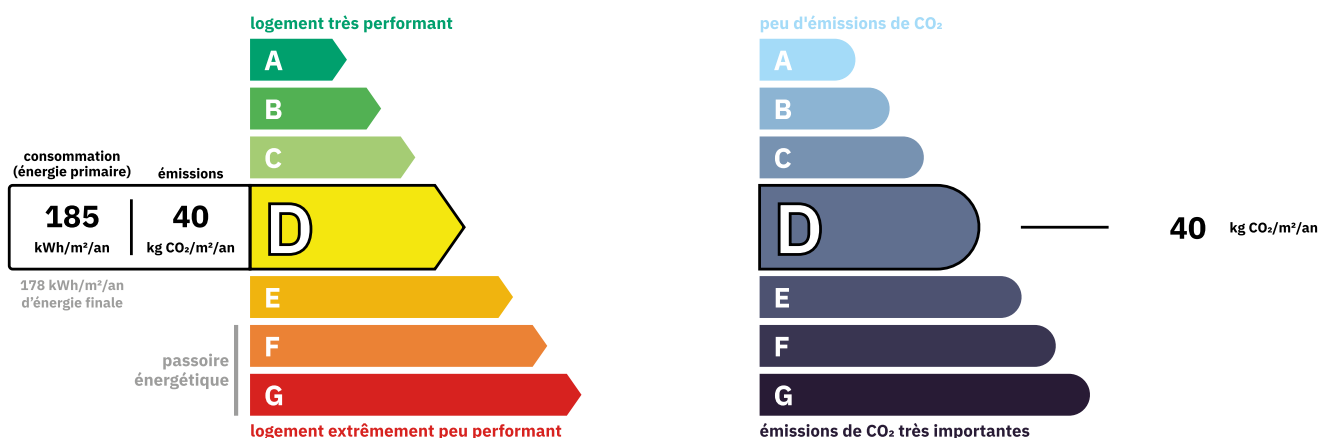


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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 3950 € and 5430€ for 2021

## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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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

Réf : A27944TSM87  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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