



*Agence le Prince Noir*

House - 200 m<sup>2</sup>

ST LEGER MAGNAZIEX

HAI

Price: €171 200 \*

Honorary Award Excluded: €160 000

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Huge potential for business here (has been a successful B&B). On the ground floor there is a living room with wood burner, fully-fitted kitchen, office, utility room and bathroom with toilet. On the first floor there are 3 bedrooms each with a bathroom and toilet and a large master suite with corner sitting room and bathroom. There is a house with the property that has been partially renovated that could make a gite, a garage, sheds and workshop. Well-kept gardens of around 2077m<sup>2</sup>.

# LE BIEN EN DETAIL

Reference : PN20081  
Town : St Leger Magnaziex  
Transaction : Sales  
Type of property : House  
Price including charges : €171 200  
Surface : 200 m<sup>2</sup>  
Land : 2077 m<sup>2</sup>

Number of rooms : 9  
Number of bedrooms : 4  
Bathroom : 4



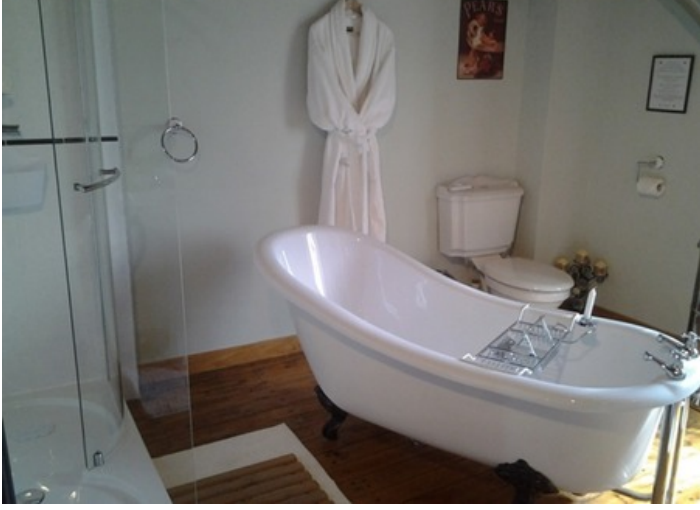
## DIAGNOSTICS DPE - GES

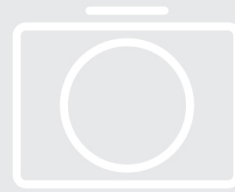
Not subject to DPE

## LE BIEN EN PHOTOS









*Agence le Prince Noir*

1 rue de l'Anglin  
36310 - CHAILLAC  
Tél. 02 54 36 99 50