

Lovely 3 bedroomed house with outbuildings and land



INFORMATION

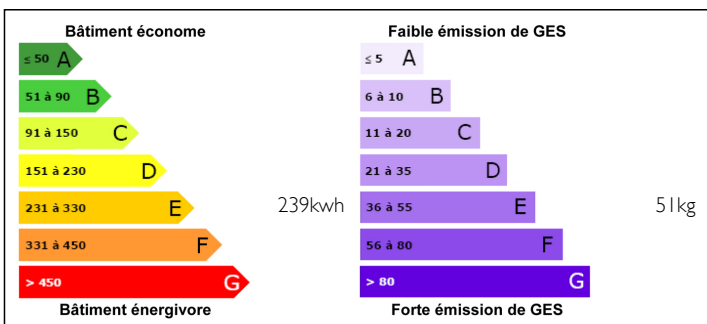
Town:	MAGNAC LAVAL
Department:	Haute Vienne
Bed:	3
Bath:	1
Floor:	103 m2
Plot Size:	16205 m2



IN BRIEF

Situated just outside the town with views over countryside, this spacious property has lots to offer. With a kitchen, lounge/diner and bathroom on the ground floor and three bedrooms on the first floor. Outside is a garage, large hanger, barn and other outbuildings plus a garden and land.

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

The entrance hall leads to the kitchen which has beams, tiled floor and a window to the front of the property. The lounge/diner has an original fireplace and beams. The bathroom has a shower, basin and separate toilet. There is also a boiler room for the oil fuelled central heating. Upstairs are three double bedrooms with some original features such as beams and an old fireplace. The loft could provide further living accommodation or be ideal for storage. The property benefits from mains drainage and double glazing. The garden is approx 800m<sup>2</sup> with some fruit trees and there are two wells on the property. The land extends behind the house and to the side. On the land there is a garage, cellar, corrugated metal hanger, a lean-to and a large barn.

The town of Magnac Laval has bars, restaurants, supermarket and choice of commerce. It is an ideal base for walking, cycling, fishing and horseriding. Lake St Pardoux and Lake Vassiviere are easily accessible to enjoy for leisure with activities available for all the family such as boating and tree adventure parks. Limoges is easily accessible for the airport, TGV and shopping centres.

## LOCAL TAXES

**Taxe foncière: 400 EUR**

## NOTES