

Two lovely, centrally located town houses to renovate

EXCLUSIVE



INFORMATION

Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	6
Bath:	2
Floor:	0 m2
Plot Size:	125 m2

IN BRIEF

Location is Everything Nestled amidst the vibrant heart of Magnac-Laval, these properties offer an opportunity to develop two stunning town houses. Cafés, bakeries, supermarkets, and restaurants are just steps away, ensuring convenience at your fingertips.



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.



NOTES

DESCRIPTION

Two houses brimming with potential in the heart of Magnac-Laval await your transformative touch

Embark on an exciting renovation journey and seize the opportunity to create two stunning properties in the picturesque town of Magnac-Laval. This ambitious project demands the expertise of a seasoned builder, as every aspect requires meticulous attention. "Embrace the Challenge, Reap the Rewards" as the saying goes. From installing heating and insulation to upgrading double glazing and repairing the roof, no stone will be left unturned in your quest for perfection, but it will be worth it.

The Smaller House

Ground floor: Transform the smaller house into a welcoming living space with a kitchen/dining room and lounge. Access to a small courtyard and external WC enhances its appeal.

First floor: from the landing access two spacious bedrooms, adorned with original wood flooring and ample light. Possibility to create a large bathroom for which the space already exists.

Connection is possible to mains drains. Connection to mains water already exists.

The Larger House

In the larger house, convert two ground floor garages into cozy living areas, creating additional space for relaxation. The larger house's future floor plan could accommodate a living space and kitchen, three potential bedrooms. Potential exists for a fourth bedroom or storage space in the attic's open expanse. Essentially however you have a blank canvas to work on.

This house is connected to mains drains and water.

Location is Everything

Nestled amidst the vibrant heart of Magnac-Laval, these properties offer an unparalleled lifestyle. Cafés,