

A beautiful 2 bedroom hamlet house with garden near to Magnac Laval



## INFORMATION

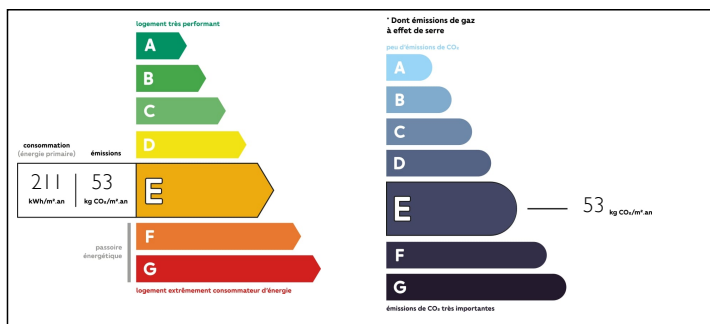
Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	2
Bath:	3
Floor:	98.9 m2
Plot Size:	3474 m2

## IN BRIEF

Ready to move into with double glazing, gas central heating and a lovely large garden



## 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

Enter the house into

Hallway 1.4m x 2.6m

Door to living room 5.7m x 5.3m

Door to kitchen 2.9m x 5.1m with a pantry 2m x 1.9m

Door to Dining room 5.4m x 3.5m

Door to bathroom / wet room / toilet 2.2m x 1.6m

Stairs from hallway to first floor

Bedroom 1 3m x 5m with en-suite bathroom 2.3m x 1.3m

Bedroom 2 2.6m x 4.9m

Bathroom 2.7m x 1.8m

Outside there is a lovely pergola area attached to the kitchen - great for outdoor dining and entertaining

A large garden with a car port / outbuilding for storage

Garden is mainly laid to lawn with some trees

Windows - double glazed  
Heating- Gas Central heating  
Fosse septique

The hamlet is only 5 minutes drive away from Magnac Laval with its bar restaurants, supermarket, bank etc

The airport at Limoges is under an hours drive away

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

## LOCAL TAXES

Taxe foncière: 572 EUR

## NOTES