LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A29947CWN87 Price: 124 850 EUR

agency fees included: 9 % TTC to be paid by the buyer (114 550 EUR without fees)

Renovated Country Home in quiet hamlet with Pool, Large Garden and Barns















INFORMATION

Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	3356 m2

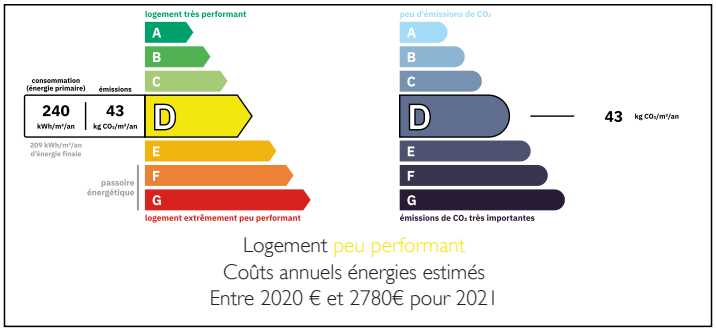
IN BRIEF

The property consists of a wonderfully redecorated three bedroom house, two barns, courtyard seating and then just across the quiet hamlet lane is a large pool area and garden for enjoyment. The garden drops down to a wonderful shaded creek.

Recently upgraded central heating, double glazing, town water, and fibre internet. The town of Magnac Laval, a five-minute drive away, offers schools, restaurants, shops, a supermarket, and a weekly fresh produce market.

Full details below

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2020 € et 2780€ pour 2021

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.

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NOTES

DESCRIPTION

The sleek kitchen features a range of modern appliances including a brand new stove.

The open plan dining room/lounge enjoys double aspect light creating a wonderful space for relaxing and dining and a downstairs WC provides convenience. There is also access out into one of the adjoining two barns from the kitchen so there could be potential to expand (subject to planning permission)

Upstairs you will find three spacious bedrooms and the family bathroom. All the bedrooms enjoy wonderful views over the country side surrounding this peaceful hamlet.

Outside a small fenced courtyard could easily be to provide additional seating around the house as it does not extend to the boundary.

A few steps across a country lane and you are in the large garden which features a brilliant pool area and grounds that flow down to a stream which borders the end of the garden. This is a real boon for anyone looking to start a small holding or looking to live the self sufficient lifestyle. There could even be a couple of crayfish in there!

Wrap in the convenience of central heating, newly upgraded electrics, double glazing, high speed fibre internet, town water and a peaceful location near vibrant Magnac Laval and you have the recipe for a wonderful holiday home or fresh start in France.

The furnishings could also be available for separate purchase.

Magnac Laval beckons with its array of amenities. Discover local schools, inviting cafes, restaurants, artisanal shops, a well-stocked supermarket, and the...