LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44554ALW87 Price: 267 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (250 000 EUR without fees)

Spacious character home set in a small hamlet















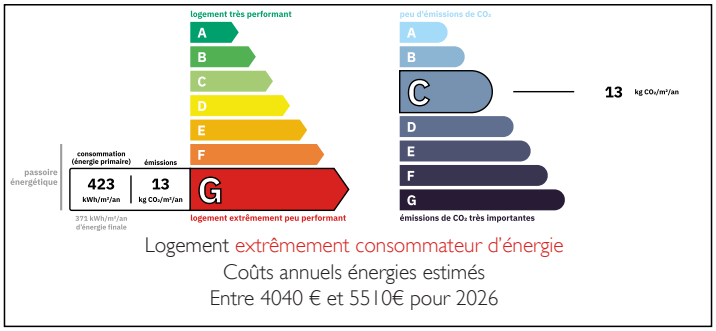
INFORMATION

Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	8
Bath:	5
Floor:	189 m2
Plot Size:	2041 m2

IN BRIEF

Spacious character home in a peaceful hamlet with 8 bedrooms, 5 bathrooms, a 1,000 m² garden, additional land, and a large barn. Ideal as a family home or Bed & Breakfast, privacy, fibre internet, and income potential.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4040 € et 5510€ pour 2026

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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LOCAL TAXES

Taxe foncière:	**1053 EUR**
Taxe habitation:	**1377 EUR**

NOTES

DESCRIPTION

This spacious character home is located in a quiet hamlet, offering privacy, generous living space, and an adjoining garden of approximately 1,000 m². The property features eight bedrooms and five bathrooms, making it ideal for a large family or a hospitality business project. The house includes a comfortable living room, a separate dining room, and an independent kitchen. A bright conservatory provides additional living space and opens pleasantly onto the outdoors. An additional plot of land is also included with the property.

The house is equipped with a wood-burning stove and two recently installed 500-litre hot water tanks (2024–2025). It is connected to the mains drainage system and benefits from fibre-optic internet.

Outside, a large barn offers excellent potential for storage, workshops, or further development. The property is currently operated successfully as a bed-and-breakfast business, which may be continued subject to agreement with the current owners.

The peaceful hamlet is located just a few minutes from the centre of Magnac-Laval, a vibrant market town known for its friendly atmosphere and excellent range of amenities. These include supermarkets, bakeries, cafés, restaurants, a pharmacy, medical services, a school, and a weekly market. The town also hosts a variety of local events throughout the year and offers easy access to the surrounding countryside, making it an attractive location for both permanent residents and holidaymakers.

Set in a peaceful and charming environment, this property combines space, comfort, and income potential—ideal for a lifestyle change or an investment opportunity.

Information about risks to...