LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46281ATM87 Price: 347 680 EUR

agency fees included: 6 % TTC to be paid by the buyer (328 000 EUR without fees)

Dream Big with This Unique Country Collection. 5 houses, 18 bedrooms, large grounds with pool

EXCLUSIVE















INFORMATION

Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	18
Bath:	8
Floor:	485 m2
Plot Size:	6276 m2

IN BRIEF

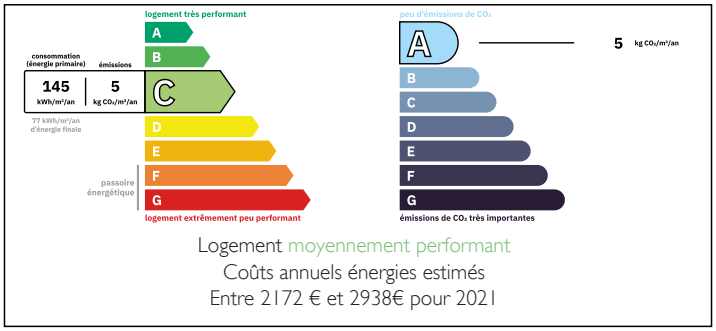
Set in peaceful private grounds, this exceptional estate features five character homes with 18 bedrooms, 8 bathrooms and 5 kitchens, ideal for large family gatherings, multi-generational living or a hospitality venture (never previously operated as a rental). Four of the homes offer ground-floor bedroom and bathroom facilities, perfect for accessibility.

A spacious courtyard provides ample parking and outdoor entertaining, while the private 10m x 5m swimming pool (new liner and pump in 2026), BBQ terrace and garden well enhance outdoor living.

A barn and former piggery offer exciting potential for workshops, events or further development.

Just 7 minutes from Le Dorat and Magnac-Laval, and 45 minutes from Limoges Airport - see more below

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2172 € et 2938€ 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

This fantastic ensemble of houses includes five kitchens, 8 bathrooms and 20 bedrooms spread across five separate houses and large grounds. Enough space for any large family gatherings or should you wish to start your own accommodation business set in stunning private grounds.

Four of the six buildings have ground floor bedroom / bathroom facilities which is a real bonus for holiday rentals.

Note – this has not previously been run as a rental business so there are no accounting books available.

Let's walk you through the property:
The houses are all set around a large courtyard area which allows plenty of parking or a large social gathering area for dining.

The main house:
Ground floor
Open plan Kitchen/dining room/living room which flows onto the courtyard area. Ground floor bedroom with shower and toilet provides a good space for visitors with mobility challenges.
First floor
Four good sized bedrooms and this floor has its own bathroom with toilet
Second floor
Large bedroom suite with cosy lounging area and ensuite bathroom with toilet

Cottage 1
Ground floor
Open plan kitchen/living room/family room
First floor
Two bedrooms, shower room with toilet

Cottage 2
Ground floor
Open plan kitchen/living room/family room. Ground floor bedroom and also shower room with toilet
First floor