LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47299CWN87 Price: 140 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (130 000 EUR without fees)

Spacious four-bedroom home with pool and garden, within walking distance of Magnac-Laval amenities.















INFORMATION

Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	110 m2
Plot Size:	1683 m2

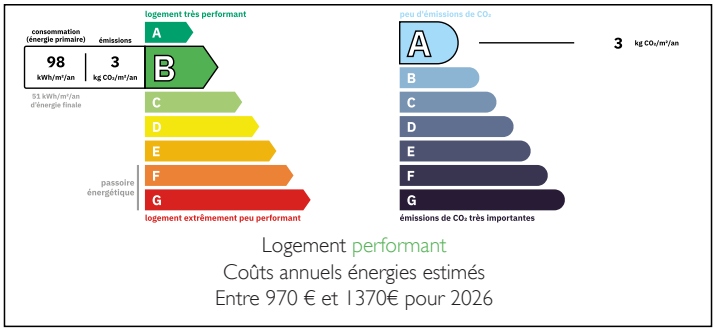
IN BRIEF

This well-presented four-bedroom home offers generous and flexible living space, a recently renovated conservatory, double glazing throughout and energy-efficient heating via a heat pump.

The main floor comprises a bright living room, kitchen, conservatory, two bedrooms and a shower room, with two further double bedrooms and a second shower room upstairs. A useful basement provides a garage, workshop and cellar.

Outside, the property benefits from a driveway, attractive garden, patio, vegetable garden, above-ground swimming pool, garden shed and potting shed.
Ideally situated within walking distance of the shops and amenities of the popular small town of Magnac-Laval.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 970 € et 1370€ 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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NOTES

DESCRIPTION

Situated in a convenient location within walking distance of the centre of Magnac-Laval, this spacious and comfortable four-bedroom home offers generous accommodation, excellent outdoor space and a number of important modern improvements, including double glazing throughout and heating provided by an efficient heat pump.

The main living accommodation is arranged on the raised ground floor. A recently renovated conservatory provides a lovely light-filled space overlooking the garden and makes an ideal additional sitting or dining area. From here, the accommodation continues into the entrance hall, fitted kitchen and comfortable living room.
Also on this level are two bedrooms, a shower room and WC, making the layout particularly practical for family living or for accommodating visiting friends and relatives.

The first floor opens onto a landing leading to two further good-sized double bedrooms and a second shower room with WC. With four bedrooms and two shower rooms in total, the property offers plenty of flexibility for a family, home office or guest accommodation.

The basement is another real advantage of the property, providing an integral garage as well as a workshop and cellar, offering excellent space for storage, hobbies or DIY projects.

Outside, the house sits within an established garden with a private driveway providing off-road parking. The outdoor space has been designed to be both enjoyable and practical, with a patio area perfect for summer dining, an above-ground swimming pool, a productive vegetable garden, garden shed and separate potting shed.

One of the property's strongest features is its location. Magnac-Laval...