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Ref: A47402ATM87 Price: 141 700 EUR

agency fees included: 9 % TTC to be paid by the buyer (130 000 EUR without fees)

Charming Townhouse with Sunny Private Courtyard in the Heart of Magnac-Laval







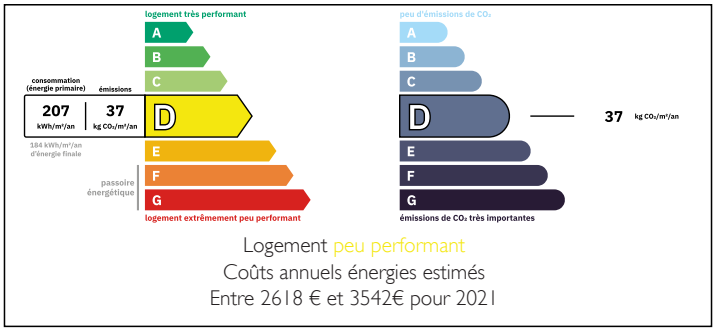








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2618 € et 3542€ pour 2021

INFORMATION

Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	137 m2
Plot Size:	220 m2

IN BRIEF

Charming townhouse in a quiet lane, within walking distance of all amenities in thriving Magnac-Laval.

The ground floor offers a formal hallway, spacious lounge/dining room, fitted kitchen with direct access to a sunny, private elevated courtyard, and guest WC.

A curved oak staircase with stair climber leads to three bedrooms, with an adjoining room offering potential for a fourth bedroom or upstairs lounge. Family bathroom with large walk-in shower and separate WC.

Outside are a laundry room, garage, and storage shed. Double glazing and town gas central heating with a new boiler make this an economical, comfortable home.

Close to river walks, restaurants and cafés, with La

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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

Charming Townhouse with Sunny Private Courtyard in the Heart of Magnac-Laval

Ideally situated in a quiet lane, yet within easy walking distance of all the amenities Magnac-Laval has to offer, this charming townhouse combines convenience, comfort and privacy. The property also benefits from off-street parking in its garage and a delightful elevated courtyard – the perfect space for relaxing and entertaining outdoors.

Ground Floor

A formal entrance hallway leads through to a spacious and versatile entertaining room, currently used as a lounge and formal dining area.

The comfortable, well-proportioned kitchen offers easy access to the sunny courtyard, making it ideal for outdoor dining and entertaining.

Also on the ground floor is a convenient guest WC.

A wonderful curved oak staircase leads to the first floor and is fitted with a stair climber, offering additional accessibility for those with reduced mobility.

First Floor

The generous master bedroom enjoys direct access to the family bathroom, which features a large walk-in shower.

The second bedroom benefits from attractive views over the surrounding countryside.

The third bedroom has an adjoining room, offering excellent flexibility as a potential fourth bedroom, home office, dressing room or additional upstairs lounge.

There is also a separate WC on this floor for added convenience.

Courtyard & Outside Space

The sunny, elevated courtyard enjoys a peaceful and private setting, providing an excellent outdoor space for relaxing, entertaining and enjoying the warmer months.

Additional practical features include a separate