

Charming Village House with Great Potential



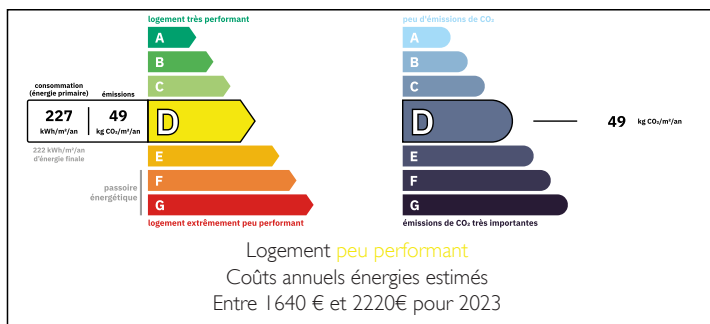
INFORMATION

Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	78 m ²
Plot Size:	342 m ²

IN BRIEF

Charming small property in the heart of Magnac-Laval, offering plenty of potential. The ground floor features a living room leading into a dining room with its original staircase, followed by the kitchen. The first floor comprises a bedroom and shower room, while the second floor offers a further bedroom, shower room and useful storage space. The property also benefits from a separate garden, just a one-minute walk away, complete with a garden shed. An ideal opportunity for renovation, a permanent home, holiday property or investment.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 571 EUR

NOTES

DESCRIPTION

Situated in the heart of Magnac-Laval, this small and characterful property offers plenty of potential and would make an ideal renovation project, permanent home, or investment opportunity.

On entering the property, you are welcomed into the living room, which leads through to a separate dining room featuring the original staircase, adding a lovely touch of character. The dining room then continues through to the kitchen.

The first floor comprises a comfortable bedroom and a shower room. On the second floor, there is a further bedroom, another shower room, and a useful storage space.

A real bonus is the separate garden, located just a minute's walk from the house. The garden provides a private outdoor space and includes a garden shed, offering useful additional storage.

With its central location, original features and flexible layout, this property has lots of potential and offers an exciting opportunity for someone looking to create a home in the heart of Magnac-Laval.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>