

**\*Under Offer\*** A charming stone village house with outbuildings, barn and garden.

EXCLUSIVE



## INFORMATION

Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	840 m2

## IN BRIEF

Under Offer - A charming three-bedroom house which has been renovated to a high standard. Garden to the rear.

Close to local amenities of Magnac Laval.

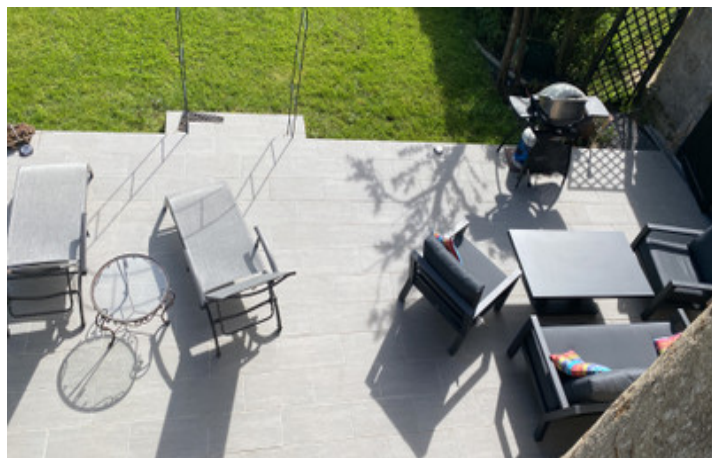


## ENERGY - DPE

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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.



## DESCRIPTION

This house has been recently renovated to a high standard.

On the ground floor you enter through a large kitchen/diner, large living room with a double-sided wood burner that heats the living room and kitchen/diner, a bedroom and a shower room with separate toilet.

On the first floor there are 2 bedrooms and a cupboard perfect for storage.

There is a garden to the front laid in gravel with a well and the garden to the rear with a beautiful view of the countryside and a terrace area with outbuildings that are used as a workshop. To the front of the house there is a separate large barn with electricity. There is parking to the side of the house with access to the back garden.

Magnac Laval is a 5 minute drive away where you will find the local amenities such as a supermarket, restaurants, shops, doctors, pharmacies, and schools. Limoges airport is just 35 minutes away.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES