

3/4 bedroom house and shop for sale in the centre of a lively town.

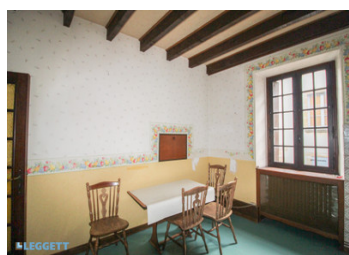


## INFORMATION

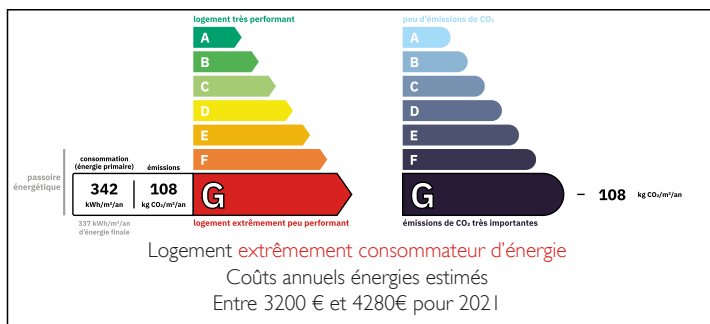
Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	177 m2
Plot Size:	60 m2

## IN BRIEF

This 3/4 bedroom house is situated in the heart of a friendly town in the region which offers all the services necessary for day to day living. Full facilities are available at the historical town Le Dorat (6 km) which also benefits from rail services to Limoges and Poitiers. Limoges International airport is within easy motoring distance (40 minutes)



## 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.



## DESCRIPTION

A large shop with reception and toilet on the ground floor which was a hairdressers in the centre of Magnac Laval. Could be converted into another business with potential for income or to extend the living space. There are two entrances, one to the shop and the other to the house. Also, on the ground there is a corridor, utility room and boiler room. There is a door at the back into a small courtyard. On the first floor, there is a kitchen/diner, living room with a hatch linking the kitchen, a bedroom with ensuite bathroom. From the main corridor, you can access a balcony area overlooking a private courtyard leading to an office and store room. On the second floor, there is a large landing with balcony which could be converted into another bedroom, two large bedrooms, a bathroom and WC.

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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