

Mellow Haven: Charming Holiday Cottage with Expansive Private Garden.



INFORMATION

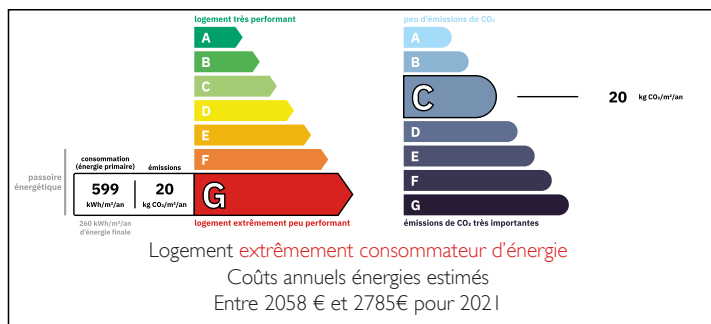
Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	823 m2



IN BRIEF

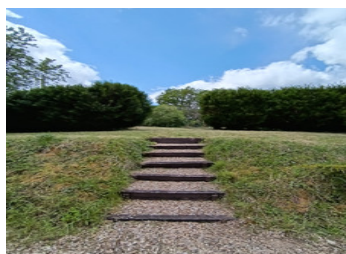
Escape to tranquility in this charming cottage nestled in the heart of Limousin. Step into a bright reception area leading to a colorful, well-equipped kitchen. Discover versatile living spaces including a guest bedroom, lounge, and dining room. Retreat to the main bedroom with a built-in wardrobe and a modern bathroom. Outside, enjoy a gravel terrace overlooking a serene garden surrounded by cypress trees. Embrace modern amenities like a solar system and electric heaters. With a cellar, covered garage, and affordability, this cottage offers the perfect blend of comfort and convenience for your retreat or adventure in France.

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 habitation: EUR

NOTES

DESCRIPTION

Step into tranquility with this hidden gem nestled in the heart of Magnac Laval, Limousin. If you're seeking an idyllic retreat or a cozy cottage that feels like home, look no further.

As you approach this charming little cottage, you're greeted by a bright essential reception area, offering ample space to hang your coat and kick off your shoes. Stepping through the door, you're immediately drawn into a small, yet vibrant kitchen, meticulously equipped with every amenity you could desire. Beyond the kitchen lies a second entrance, seamlessly connecting the indoors with the beauty of the outdoors.

Venturing further, you'll discover a versatile space, currently serving as a guest bedroom and lounge. Across the way, a doorway leads into the inviting dining room, which flows effortlessly into the main bedroom, complete with a built-in wardrobe for added convenience.

Conveniently situated at the end of the entrance corridor, you'll find a tastefully renovated bathroom, boasting a modern shower and toilet, ensuring comfort and functionality.

But the true allure of this cottage lies beyond its walls. Step outside onto the meticulously maintained gravel terrace, offering the perfect setting for al fresco dining and entertaining. Gaze out at the tranquil oasis of the elevated garden, enveloped by majestic cypress trees, providing a sanctuary of privacy and serenity.

Embracing modernity and sustainability, this home features a solar system for air circulation, ensuring comfort even on the chilliest winter days, complemented by electric heaters for added warmth.

Below, at main road level, awaits a...