

Cutting-Edge Renovated Retreat: Magnac Laval Sanctuary



INFORMATION

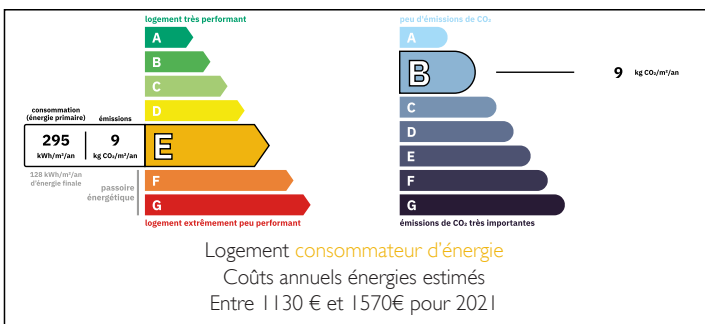
Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	72 m2
Plot Size:	106 m2

IN BRIEF

This exceptional property, nestled between the town square and the river Brame, offers unparalleled tranquility and convenience. With meticulous restoration and modern amenities, it's perfect for remote workers, retirees, or holidaymakers seeking peace and comfort. The house boasts a tastefully restored façade, clever storage solutions, and spacious rooms with high-end finishes. Its energy-efficient design, including smart heating and ventilation systems, ensures both comfort and sustainability. With a blend of charm and functionality, this home is a true gem for those seeking quality living with minimal maintenance and a reduced carbon footprint.



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

In a class of its own, this sparkling jewel is perfect for remote workers, retirees, holiday makers, and anyone else in search of peace, quiet, low expenses, minimal maintenance, a small carbon footprint, and really good value for money, all without sacrificing anything in terms of quality, comfort, convenience, and easy pedestrian access to everything.

Located midway between the shops and restaurants of the town square, and the stone-arched bridge over the rushing river Brame, this beautifully restored and renovated house is all ready for you to move into and enjoy.

The meticulously restored façade features louvered steel shutters and the brick-and-tile cornice typical of southern France. The clay tile roof and the solid zinc gutters and downspouts are brand new. The walls have just been coated with a durable, ochre-tinted, water repelling finish that offers long lasting protection for the 70 centimetre thick stone walls.

The solid mahogany door with its steel security grille and inlaid brass decoration gives step-free access to the entry with its tough, antique tile floor, exquisitely laid to resemble an oriental carpet. But not a rectangular one : already in the entry, this house begins to reveal its characterful, quirkily shaped rooms.

Hang your coat, put away your hat, and change into your slippers in the street-level entry thanks to the ingeniously designed hooks and shelves that provide generous storage and eliminate clutter without seeming to take up any space at all.

Then make your way up a partial flight of broad oak...

LOCAL TAXES

Taxe habitation: EUR

NOTES