

A fully renovated stone house in a hamlet location with lots of charm -3 bedrooms, 2 barns, garden and pool.



## INFORMATION

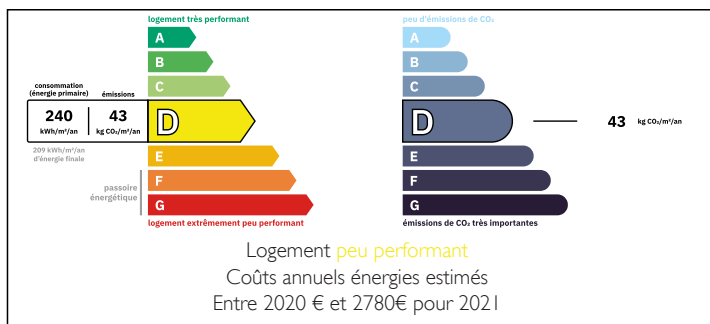
Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	3356 m2



## IN BRIEF

Discover the perfect blend of tranquility and convenience in this idyllic hamlet setting, just a 5-minute drive from the vibrant town of Magnac Laval. Enjoy easy access to essential amenities, including a supermarket, two delightful restaurants/bars, a pharmacy, a boulangerie, a post office, and a school.

## 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

**\*\*Move-In Ready - Simply Unpack and Enjoy!\*\***

Step into the beautifully updated kitchen, featuring a full-size electric oven, a 5-ring gas hob with an extractor, and a dishwasher, perfect for culinary enthusiasts. The kitchen seamlessly flows into a cozy living room and dining area, creating an inviting space for family gatherings.

Additional features include direct access to the barn from the kitchen and a convenient storage cupboard. The ground floor also boasts a stylish toilet with a basin.

**\*\*Upstairs, Retreat to Comfort:\*\***

- Three spacious double bedrooms offering ample natural light.
- A modern bathroom complete with a luxurious walk-in shower.

At the back of the house, you'll find a small outbuilding ideal for storing garden tools or wood. The garden features a lovely decked area next to an above-ground pool, and slopes down with a selection of trees, creating a serene outdoor retreat. The house benefits from having:-

\*Gas central heating

\*Double glazing

Experience the best of both worlds—serene country living with all the comforts of town amenities just minutes away. This property is ready for you to move in and start enjoying from day one!

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