

Lovely four bedroom house with pool

EXCLUSIVE



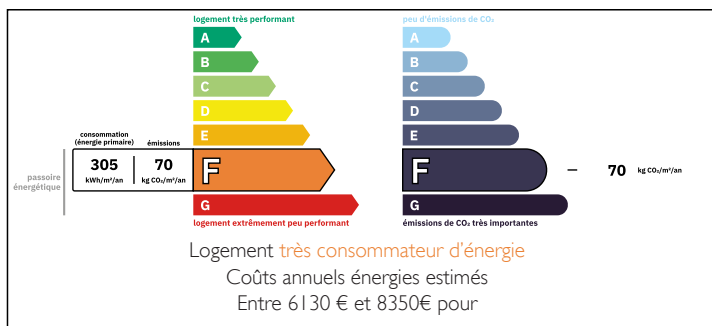
INFORMATION

Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	2593 m2

IN BRIEF

A good opportunity for a great holiday or perfect permanent family home

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

This well maintained, full of character, 4 bedroom house is comprised of:

Large entrance hall running the depth of the house. Off of here you have - on the right, the big kitchen diner. The kitchen has fitted cupboards and white goods included. The dining end is to the front, their is a log burner in this room. Also on that side of the house their is another room, currently used as a cosy living room but could be a separate dining room or downstairs bedroom. On the left hand side of the hall their is a very large sitting room, a downstairs W.C and a storage cupboard. Stairs from the hall lead to a big landing on the first floor which three double bedrooms and a family bathroom with shower. Up onto the second floor and you have the master suite with a seating area, bathroom and walk in wardrobes.

Back downstairs on the ground floor. There is an attached boiler room and patio area. Outside of this area is the good size garden with large, above ground swimming pool with security cover and decking around.

This is a lovely property situated in a sleepy hamlet but is just 4.5 / 5kms to the good sized town of Magnac Laval with its shops and restaurants, vet and supermarket and more. The big town of La Souterraine is just approx 22kms away with its multiple supermarkets and high speed train link direct to Limoges and Paris. Limoges...

LOCAL TAXES

Taxe foncière: 891 EUR

Taxe habitation: EUR

NOTES