



Ref: A37089LAG87

Price: 99 440 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 400 EUR without fees)

#### Exceptional Hilltop Property - One House with Two Independent Flats with Panoramic Views



## INFORMATION

Town: Magnac-Laval

Department: Haute-Vienne

Bed: 6

Bath: 3

Floor: 230 m2

Plot Size: 10994 m2





#### IN BRIEF

Renovated hilltop property with two independent flats (3 beds each), stunning views, I.Iha grounds, agricultural potential, plus convertible attic.

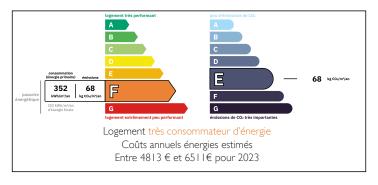








**ENERGY - DPE** 



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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.





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# LOCAL TAXES

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

Discover this remarkable renovated property, originally part of an agricultural establishment, now transformed into a unique dual-residence opportunity. Perched on the edge of Magnac-Laval where the charming town meets the rolling hills of the Haute-Vienne countryside, this exceptional home offers both investment potential and comfortable living in one of the region's most sought-after locations.

Property Overview

This substantial 230m² house sits majestically on an expansive 10,994m² plot, providing unparalleled privacy and breathtaking panoramic views across the surrounding landscape. The property has been thoughtfully converted to create two completely independent flats, making it perfect for multi-generational living, rental investment, or simply enjoying the flexibility of separate living spaces.

The Two Flats

First Flat - Premium Configuration

Separate Kitchen:  $5.00m \times 2.00m$  - Dedicated

cooking space with excellent layout

Living Room/Salon:  $5.00m \times 2.00m$  - Comfortable

reception area

Additional Séjour: Extra living space providing

remarkable flexibility

Primary Entrance: Generous 9.00m  $\times$  2.00m

providing impressive first impressions

Secondary Entrance:  $9.00m \times 2.00m$  - Convenient

additional access

Main Bathroom: 2.50m x 2.00m -

Well-proportioned and functional

Additional Bathroom:  $2.50m \times 2.00m$  - Extra

convenience with second full bathroom

Separate Toilet Room: Independent WC for added

convenience

Three Bedrooms: Including master bedroom 2.91m × 4.24m - All with excellent natural light

Second Flat - Complete Independence

Kitchen/Living Room: 5.00m x 2.00m - Open-plan

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