

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



INFORMATION

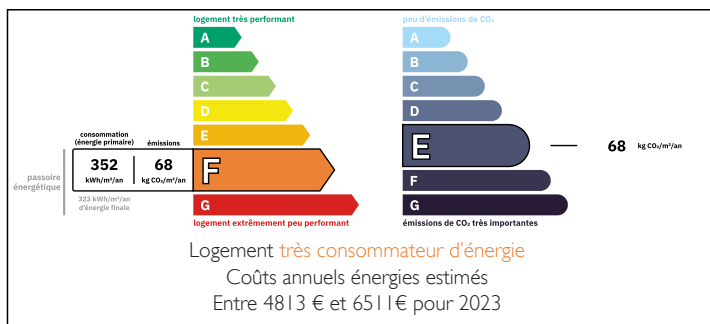
Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	6
Bath:	3
Floor:	230 m2
Plot Size:	10994 m2

IN BRIEF

Renovated hilltop property with two independent flats (3 beds each), stunning views, 1.1ha grounds, agricultural potential, plus convertible attic.



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

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 x 2.00m - Dedicated cooking space with excellent layout

Living Room/Salon: 5.00m x 2.00m - Comfortable reception area

Additional Séjour: Extra living space providing remarkable flexibility

Primary Entrance: Generous 9.00m x 2.00m providing impressive first impressions

Secondary Entrance: 9.00m x 2.00m - Convenient additional access

Main Bathroom: 2.50m x 2.00m - Well-proportioned and functional

Additional Bathroom: 2.50m x 2.00m - Extra convenience with second full bathroom

Separate Toilet Room: Independent WC for added convenience

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

Second Flat - Complete Independence

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