

A Truly Exceptional Property Offering Style, Space & Lifestyle – A Must-See to Fully Appreciate!



INFORMATION

Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	166 m2
Plot Size:	20000 m2

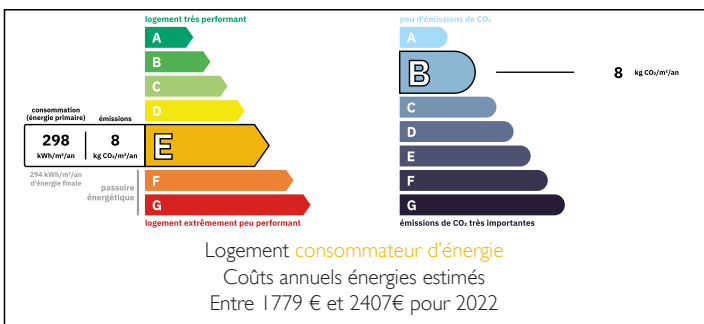


IN BRIEF

Stunning property and gardens lovingly restored over 30 years to a high standard inside and out !



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

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This outstanding property offers the perfect blend of charm, quality, and functionality. From the moment you step into the welcoming front entrance lobby, you'll be drawn into the heart of the home – a spacious, bespoke kitchen (4.93m x 8.15m) featuring a Smeg range cooker, butler sink, generous pantry (2.5m x 3.3m), and an expansive dining area complete with a farmhouse table and chairs. The kitchen is fully tiled and beautifully finished throughout.

Just off the kitchen is a stylish downstairs bathroom (2.79m x 3.05m) boasting a freestanding clawfoot bath, offering a perfect retreat for relaxation.

To the left of the entrance lobby, a charming stone nook leads to a large double bedroom (7.5m x 4.0m) with built-in storage and a delightful hidden surprise — cleverly concealed bunk beds, ideal for guests or children.

From the kitchen, you can access both the rear garden and the show-stopping lounge (5.4m x 8.02m). This spectacular space is a true WOW moment, with soaring beamed ceilings and large front and rear windows/doors that bathe the room in natural light. A striking chimney breast houses a log burner with back boiler and heat converter, providing eco-friendly heating throughout. Tasteful, bespoke furniture — blending classic and contemporary styles — is negotiable.

An open solid wood staircase rises from the lounge to a mezzanine walkway, currently set up as an office. Continuing down the hall, you'll find the luxurious master...

LOCAL TAXES

Taxe foncière: **850 EUR**

Taxe habitation: **EUR**

NOTES