

Stunning family home with potential to expand set in a tranquil location. Needs to be Viewed !

EXCLUSIVE



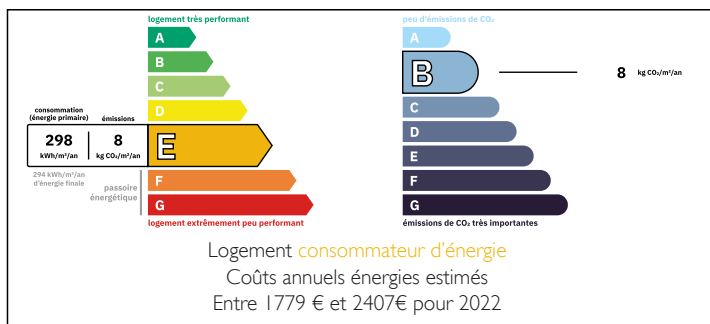
INFORMATION

Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	166.25 m2
Plot Size:	20000 m2

IN BRIEF

Stunning property and gardens lovingly restored over 30 years to a high standard and comes complete with furnishings 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.



LOCAL TAXES

Taxe foncière: 850 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property has it all and needs to be viewed to appreciate the quality of accommodation and lifestyle it offers !

The front entrance lobby leads into a large bespoke kitchen (4.93m x 8.15m) with Smeg range cooker, butler sink and pantry (2.5m x 3.3m), there is also a large dining space with a farmhouse table and chairs. The kitchen floor is tiled throughout. From the kitchen there is a door to the downstairs bathroom (2.79m x 3.05m) complete with freestanding ball & claw foot bath. Left of the entrance door through lobby with stone nook which leads to a double room bedroom with a unique surprise which hides bunk beds(7.5m x 4m). Built in storage completes the room.

There is access to the rear garden also from the kitchen and to the lounge. Once in the lounge (5.4m x 8.02m) there is a WOW factor. Full height beamed ceilings are accentuated by huge front and rear windows/doors which also flood this stunning room with light, There is a large chimney breast with log burner which has a back boiler and provides the heating via a heat converter, bespoke furniture both classic and contemporary and also includes a C J Bechstein piano which will remain in the asking price.

From the lounge the solid wood open staircase leads to a mezzanine walkway, there is room to utilise the space as an office area as it is currently used. Further down the hall...