

Grand house for development with grazing pastures settled around tranquil carp lake.

EXCLUSIVE



## INFORMATION

Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	53880 m2

## IN BRIEF

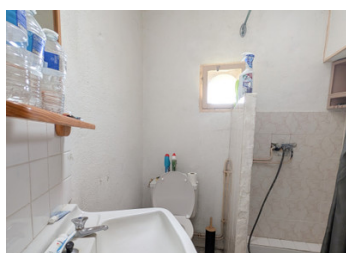
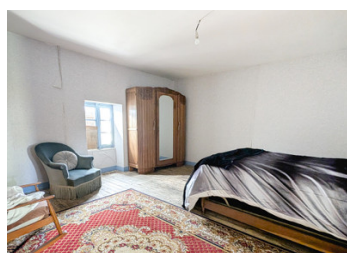
Versatile rural estate set around a scenic 12,000m<sup>2</sup> fishing lake, with an additional 30,000m<sup>2</sup> of land and multiple renovation opportunities.

The main house features a welcoming ground-floor reception room and a large kitchen-dining area with a partially installed new kitchen. A potential ground-floor bedroom could become a formal dining room, while a rear W/C and two other rooms await renovation.

Upstairs, three generous bedrooms overlook picturesque country views, plus a family bathroom with a ready-to-install new shower unit.

A vast attic (over 85m<sup>2</sup>) offers potential with the large open rooms permitting flexible design.

The property includes over 600m<sup>2</sup> of barn space for agricultural use, plus a smaller adjacent building



## ENERGY - DPE

DPE not required.

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

This property presents a remarkable blank canvas, inviting you to craft a dream home or a versatile business venture in a serene rural setting.

The main house offers generous scope from the moment you step inside. On the ground floor, a welcoming reception room sets the tone for hospitality, while a large kitchen-dining area awaits a modern upgrade, with a partially installed new kitchen providing a solid starting point for a stylish, functional space ideal for family life or entertaining guests.

An additional ground-floor room currently used as a bedroom could easily be transformed into a formal dining room or kept as a comfortable guest room, offering flexible living arrangements. At the rear, a guest WC and two further rooms await renovation, presenting opportunities to tailor the space to your needs, whether you envision extra living space, a home office, or a cosy retreat.

The first floor reveals three generously sized bedrooms with charming country views. A family bathroom sits on this level and, although dated, a new shower unit is already onsite, ready for installation to bring a contemporary touch to daily routines.

A standout feature is access from one of the bedrooms to a substantial attic, spanning over 85m<sup>2</sup> and positioned on the same level as the bedrooms. The attic is a vast, versatile inviting creative possibilities such as a games room, a cinema, an additional bedroom with an en-suite, or a studio—your imagination is the limit.

Outside, the property expands further with over...