

Charming house with attached gîte, pool, garden & outbuildings.

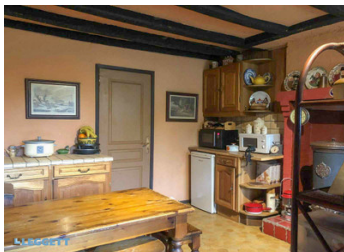


INFORMATION

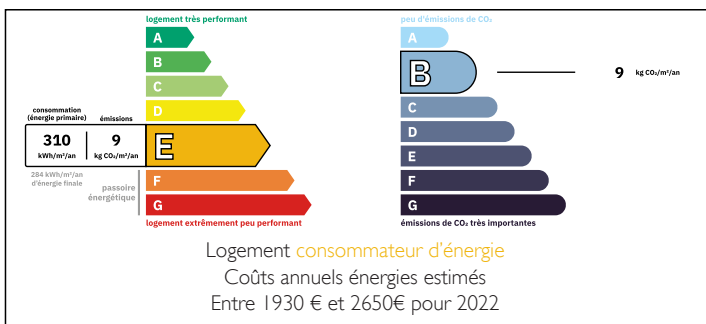
Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	153 m ²
Plot Size:	0 m ²

IN BRIEF

Charming 4-bedroom home with attached gîte, barn, terrace, pool and garden in the peaceful hamlet near Magnac-Laval. The main house includes a kitchen, living room, laundry, and two bathrooms, while the gîte offers a spacious open-plan living area, bathroom, and large upstairs bedroom. Perfect as a family home or for rental income, this property combines rustic charm with modern comfort, all within easy reach of shops, restaurants, and transport links.

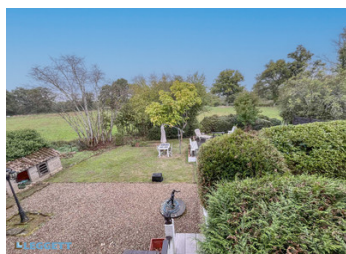


ENERGY - DPE



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

Nestled in the quiet hamlet just outside Magnac-Laval, this delightful property offers a perfect blend of traditional charm and modern convenience. The main house features a welcoming kitchen, laundry room, shower room with WC, and a comfortable living area. Upstairs there are three bedrooms and a family bathroom, while the top floor boasts a spacious attic that could be converted into extra accommodation or used for storage.

An attached gîte provides an excellent opportunity for guest accommodation or holiday rental income. It includes a large open-plan living area with kitchen, dining and lounge space, a bathroom with WC, and a generous upstairs bedroom. Outside, you'll find a barn, sunny terrace with pool and pretty garden ideal for outdoor dining or relaxing in the peaceful countryside.

Magnac-Laval is a charming market town offering everything you need for daily life shops, cafés, restaurants, supermarkets, schools, and a weekly market. The area is known for its friendly community and easy access to nature, with walking and cycling trails, fishing lakes, and equestrian routes nearby.

The property is well located, just 10 minutes from the A20 motorway, providing quick links to Limoges (45 minutes) and Poitiers (1 hour). The Lac de Saint-Pardoux, one of the region's top leisure spots for swimming, boating, and hiking, is only a short drive away.

Whether you're seeking a permanent home, a countryside retreat, or a property with gîte rental potential, this lovely house offers exceptional value and quality of life in the beautiful Haute-Vienne region of France.

Information...

LOCAL TAXES

Taxe habitation: EUR

NOTES