

Centre town terraced 2 bedroom house with shop to renovate.



EXCLUSIVE

INFORMATION

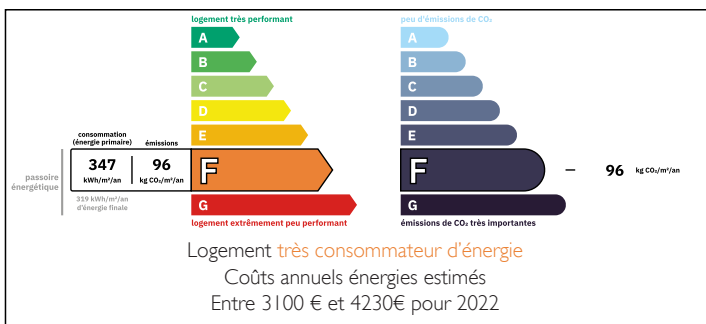
Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	72 m2
Plot Size:	12 m2



IN BRIEF

Terraced town house ideally located in the city center, offering great potential after renovation. The property includes a ground-floor commercial space and living areas distributed over several levels. This house needs renovation (insulation, painting, joinery, electrical). It has an inexpensive working oil heating system, a new satellite dish and a 31 m² attic space ready to be reclaimed. While compact, the private courtyard offers an appealing outdoor space that could be personalised to include a hot tub, outdoor dining area, or barbecue corner, creating a pleasant spot for relaxation and entertaining.

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

Kitchen: 3.80 m x 3.40 m

Living room: 3.95 m x 3.09 m

Shop to restore: 3.88 m x 3.89 m

Bedroom 1: 3.71 m x 2.96 m

Bedroom 2: 3.70 m x 3.00 m

Bathroom: 3.13 m x 3.00 m

Convertible attic: 31.47 m²

Total surface area: 103 m² (72 m² + 31 m² attic)

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES