

Character 3 bedroom home on over 3 hectares of attached land for horses.



EXCLUSIVE

INFORMATION

Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	31935 m2

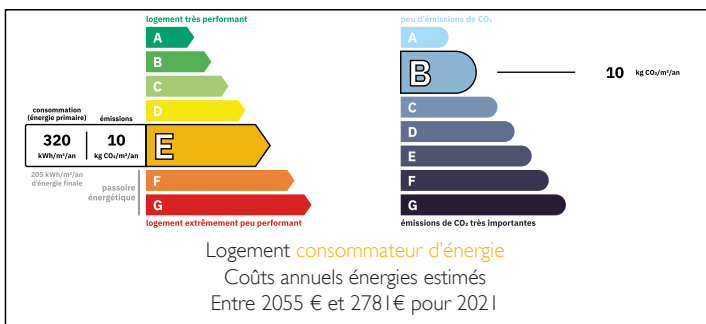


IN BRIEF

Nestled in a serene location, this property is a haven for horse enthusiasts with over 7 acres of attached land. Boasting three expansive barns perfect for stables or expansion of the residence, this place offers endless possibilities. The house is enveloped by vast land, shielded from neighbors which provides a tranquil and private outdoor sanctuary. Ideal for those looking to raise animals or start a family, this quiet oasis promises a peaceful and harmonious lifestyle.

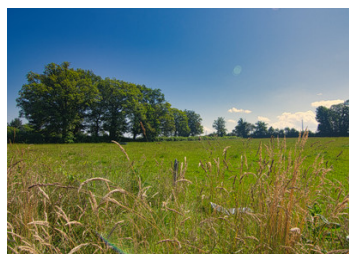
Located just 3.6km from the bustling town of Magnac Laval which has all your daily amenities such as bakery, café, restaurants, schools and supermarket. Limoges airport is about 45 minutes by car and you have train stations at Le Dorat 7 minutes away to take off and explore France.

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 within expansive grounds spanning over 30,000 meters, this 3 -bedroom house exudes charm and character. Positioned to face the south, the residence boasts a covered deck that basks in sunlight from dawn till dusk, offering a breath-taking view of the private vista encompassing the surrounding paddocks.

Enter through the formal coatroom area, ideal for shedding work boots, or step directly from the deck into the spacious open-plan entertainment areas, seamlessly blending indoor and outdoor spaces for the ultimate entertaining experience.

Nestled on the ground floor of this charming property, you'll find a delightful mix of rustic charm and modern convenience. Discover the polished hardwood floors and exposed wood beams that lend character and warmth to the space. The highlight of the ground floor is undoubtedly the impressive kitchen, which is sure to make any chef green with envy.

If you look closely at the wall behind the television you can see the lintel from the old doorway which extends into the barn. This could be a great direction to expand if you wish (subject to planning permissions). Cosy up by the fireplace in the lounge, or gather around the second wood-burning stove in the kitchen, nestled beneath a grand stone fireplace hearth. With these features in place, you'll stay toasty and warm throughout the winter months. For added convenience, a guest WC is located on the ground floor, ensuring that both comfort and functionality are at the forefront of this inviting home.

Ascend the stairs to...

LOCAL TAXES

Taxe foncière: 900 EUR

Taxe habitation: EUR

NOTES