

Hamlet cottage close to Le Dorat

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	60 m2
Plot Size:	593 m2

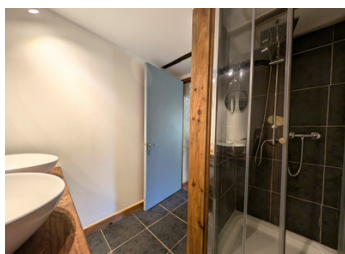
IN BRIEF

Escape to the charming countryside with this lovely holiday house located just a stone's throw away from the historic town of Le Dorat. This house features a spacious lounge, new kitchen, modern shower room, and WC on the ground floor. Upstairs, you'll find three spacious bedrooms perfect for accommodating family and friends.

The non-attached garden across the hamlet lane is ideal for enjoying sunny days and al fresco dining while taking in the peaceful surroundings. With its convenient location near a bustling town centre filled with shops, restaurants, and cultural attractions, this property offers the best of both worlds - tranquillity and convenience.

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

Discover your perfect countryside retreat with this enchanting little holiday house, nestled just a stone's throw from the historic town of Le Dorat.

This character-filled home boasts an inviting, slightly rustic lounge and dining area adorned with charming exposed wood beams, creating the perfect ambiance for entertaining family and friends.

The refreshed compact kitchen is both functional and stylish, while the modern shower room and WC are conveniently located on the ground floor.

Venture upstairs to find three bedrooms, each showcasing beautiful exposed stone walls and wood beams, providing a serene haven for relaxation. Each bedroom has separate access off the landing area.

Outside, the detached garden invites you to savour sunny days, whether lounging in the sun or enjoying delightful al fresco meals amidst tranquil surroundings. There is an old stone barn that would make a great outdoor kitchen and dining area with a little modifications (part of the barn has no roof and the walls have fallen down).

DPE Exemption: property used less than 4 months of the year

Well water.

With Le Dorat just a quick 7-minute drive away, you'll have access to all your daily amenities, including quaint bakeries, inviting cafés, diverse restaurants, schools, and supermarkets. Plus, with excellent rail connections, you'll have the chance to explore the picturesque landscapes of France at your leisure. Limoges airport is conveniently located about 45 minutes away by car, making this charming property an ideal escape for your next holiday!

Information about risks to which this property...

LOCAL TAXES

Taxe habitation: EUR

NOTES