

Move-in ready and bursting with character



INFORMATION

Town:	Droux
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	106 m2
Plot Size:	2918 m2

IN BRIEF

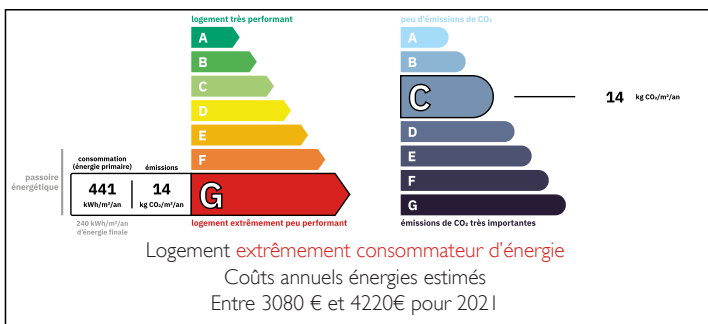
Escape to the serene French countryside with this enchanting two-bedroom home, meticulously maintained and offered fully furnished for immediate enjoyment.

Located just a 8 minute drive from the historic towns of Le Dorat and Magnac Laval, this idyllic retreat is perfect as a holiday escape or a year-round peaceful sanctuary.

Relax and entertain on the inviting patio with BBQ, dining area, and rejuvenating spa. Inside, discover a warm and inviting lounge featuring exposed beams, stone walls, and a cozy fireplace.

With a lush garden, charming cabin, and spacious barn, this property offers unparalleled charm and endless possibilities. Just a short drive to local amenities and the airport, make your French dream a reality

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

Escape to the heart of the French countryside with this enchanting two-bedroom house, a haven of tranquility nestled between the historic towns of Le Dorat and Magnac Laval.

Sold fully furnished and boasting meticulously manicured grounds, this property is move-in ready – an idyllic holiday retreat or a peaceful permanent sanctuary.

Imagine sun-drenched afternoons on your private outdoor patio, complete with a BBQ area, a charming dining space, and even a luxurious spa area. The well-appointed kitchen seamlessly connects to the courtyard, offering picturesque garden views for effortless indoor-outdoor living.

Inside, the spacious lounge exudes rustic charm with exposed beams, stone walls, and a crackling fireplace, creating a warm and inviting atmosphere. A comfortable sofa easily converts to a sofa bed, perfect for accommodating extra guests, and doors flow directly onto the garden.

A ground floor bathroom and separate WC provide added convenience for when you are heading in from the spa pool or garden.

Upstairs, the generous master bedroom with ensuite boasts breathtaking garden vistas, while a second bedroom, accessible by a separate staircase, provides privacy for visiting friends and family.

Beyond the house, discover a sprawling garden with a delightful cabin, perfect as a reading room, art studio, or additional guest accommodation. A substantial barn, just steps away, offers ample space for projects, firewood storage, or even housing your cherished classic car.

Located just an 8-minute drive from Magnac Laval, with its supermarket, cafes, and school, and only 20 minutes from the swimming lakes...

LOCAL TAXES

Taxe habitation: EUR

NOTES