

Charming one-bedroom house with garden and garage in the heart of Magnac Laval.

EXCLUSIVE



## INFORMATION

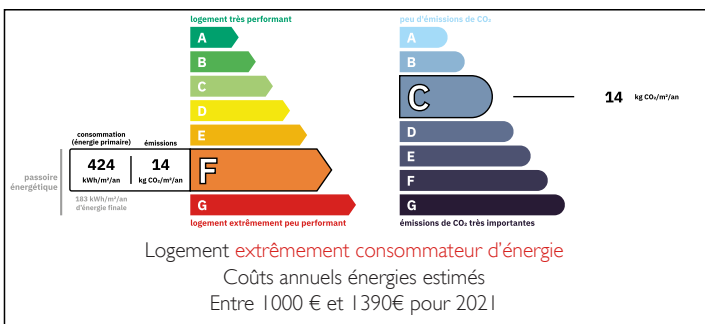
Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	33 m2
Plot Size:	100 m2

## IN BRIEF

Charming one-bedroom house in the heart of Magnac Laval, featuring a private garden, garage, terrace, and open-plan living/dining area. Modern bathroom with shower. Ideal holiday home or lock-up-and-leave, just steps from local amenities.



## 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

A delightful one-bedroom house ideally located in the centre of Magnac Laval, within walking distance of all amenities including a bar-restaurant, supermarket, hairdresser, and more. This easy-to-maintain property features a private garden, garage, and a sunny terrace perfect for outdoor dining or relaxing.

Inside, the home offers a bright and open-plan kitchen, living room, and dining area, along with a modern bathroom equipped with a shower. The property is connected to mains drainage and is perfectly suited as a holiday retreat or convenient lock-up-and-leave getaway. A rare find combining comfort, location, and low-maintenance living.

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

## NOTES