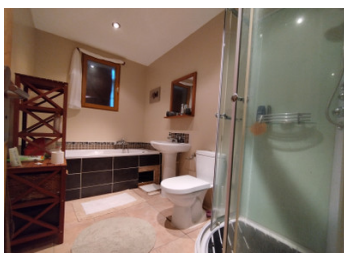
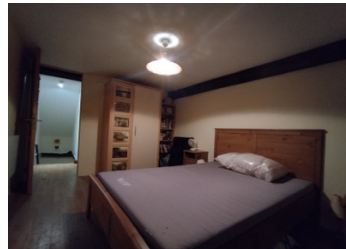


3 bedroom detached house in Hamlet setting with independent buildings and large garden

EXCLUSIVE



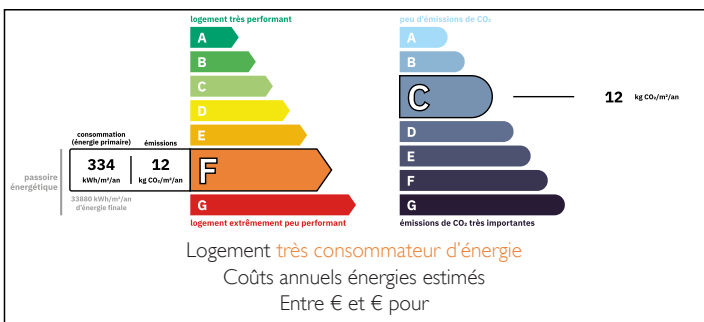
INFORMATION

Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	1687 m2

IN BRIEF

This detached 3 bedroom home has been lovingly restored by its current owners and has been used as a holiday home. Land and outbuildings have been purchased to complement the existing home and offer numerous possibilities.

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

Entered via a small front garden, the property opens into a welcoming family room featuring original beams, a log-burning fireplace, and a newly fitted, colourful kitchen. To the left is a family shower room and utility area. Straight ahead, a cosy lounge offers access to the rear garden and stairs leading to the first floor.

The first floor comprises three well-proportioned bedrooms and a family bathroom. The property benefits from electric heating throughout.

Room Dimensions

Kitchen/Dining room: 5.70m x 5.19m

Lounge: 2.95m x 5.70m

Utility Room: 4.53m x 1.86m

Shower room: 3.24m x 1.87m

Bedroom 1: 4.68m x 2.97m

Bedroom 2: 3.0m x 2.7M

bedroom 3: 2.81m x 4.22m

LOCAL TAXES

Taxe habitation:

EUR

Externally, there is a generous private rear garden, a row of smaller outbuildings to the right, and two additional barns acquired after the original house purchase, offering excellent potential for a variety of uses (subject to any necessary consents).

Although the property has been unoccupied for some time, it has been maintained in fair condition and presents an exciting opportunity for a new owner to restore and bring it back to life.

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

NOTES