

Two bedroom home with Lounge, kitchen/diner, Shower room, private garden and garage in thriving village

EXCLUSIVE

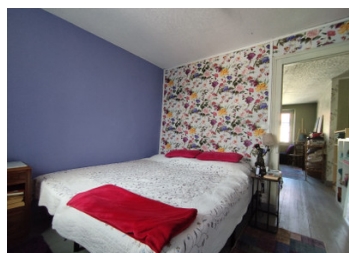


INFORMATION

Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	45 m2
Plot Size:	175 m2

IN BRIEF

This charming two-bedroom terraced home is ideally located close to the village centre and local amenities. The property features a lounge, fitted kitchen/diner, shower room. Outside there is a covered staircase, a private enclosed garden and a separate garage located opposite the property. Conveniently situated within easy reach of local shops and services, this home offers comfortable village living in a desirable location.



ENERGY - DPE

DPE not required.

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

This delightful two-bedroom property offers the perfect opportunity for first-time buyers or those seeking a holiday getaway. The ground floor features a cosy lounge with a traditional log-burning stove, creating a warm and welcoming atmosphere, alongside a kitchen/dining room which includes all white goods, ideal for everyday living and entertaining.

Externally, the property benefits from a covered staircase leading to the first floor, where you will find two adjoining bedrooms and a shower room. The charming garden includes a lawn, flower borders, and a pleasant seating area — perfect for relaxing outdoors.

Opposite the property is a garage providing excellent additional storage space. Conveniently located just a few minutes' walk from the village centre, the home enjoys easy access to local shops and amenities for daily essentials.

NOTE. Price reflects the need for drainage to be updated,

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

NOTES