



## listing



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 91,369.22

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Magnac-Laval
Veröffentlicht:	26.08.2025

#### Beschreibung:

For lovers of unique places and alternative lifestyles! This property is located in a small, peaceful hamlet in Magnac-Laval. It combines modern comforts with respect for the environment and natural surroundings. Whether you're dreaming of an atypical main residence, shared accommodation, a gîte project or a professional activity (subject to necessary permissions), this location offers a wealth of possibilities. The 1150 m<sup>2</sup> plot comprises several independent living areas, a convivial outdoor space and a garden area. Main house Built from wood and designed to offer a warm, functional living environment This building comprises a bedroom, a shower room with toilets. The main living area and a small adjoining room simply need to be fitted out with the furniture included in the sale. Converted bus This former bus has been converted into a home, offering a cosy living space composed of a small lounge with kitchen, a bedroom area and a shower room. Small detached house Ideal for welcoming guests or generating rental income (subject to necessary permissions), this third home has a living room with a fitted kitchen, a bedroom and a shower room. Outside, a pretty setting includes a large pergola with terrace and an adjoining plot with several sheds, one of which has been converted into a kitchen area for a catering or food processing project. The buildings are mainly made of wood and have infrared heating, which is more comfortable and economical than conventional electric radiators. Most of the spaces will be furnished too, so ready to be lived in! The environment is calm and natural, yet all the essential services and shops are just a few minutes away by car. Limoges airport is 40 minutes away. Price including agency fees : 79 200 € Price excluding agency fees : 72 000 € Buyer commission, tax included: 10%

#### Allgemein



Schlafzimmer: 3  
Badezimmer: 3  
Fertige m<sup>2</sup>: 96 m<sup>2</sup>  
Grundstücksgröße: 1105 m<sup>2</sup>

## Gebäudedetails

Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/MLSM-T9067/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9067/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: bvi79332

