



## 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 125,748.05

### Standort

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

### Beschreibung:

This dual purpose property offers spacious living accommodation above a former hair salon, in a small town with numerous amenities. On the ground floor the former commercial space has its own separate access with a reception area. A corridor from a second entrance takes you to the utility area and a door, giving access onto an enclosed courtyard. Stairs lead up to the first floor where you find the lounge, kitchen, a bedroom with an attached shower room, a corridor with storage cupboards and a door leading to the balcony, which overlooks the courtyard. Off the balcony there is a small storage room and a further room, which lends itself to a self contained office. Further stairs lead up to the 2nd floor, which opens out into a large open space, which could be used as a games area or further lounge. There are 2 good sized bedrooms on this floor and a large family bathroom with a separate WC. The town offers lots of commerce, restaurants, a large supermarket with a petrol station and a primary school. The nearest village with a train station is only 7kms from here and there is easy access to the A20 motorway. An ideal opportunity to live and work in one place or a possible investment property. Price including agency fees : 109 000 € Price excluding agency fees : 100 000 € Buyer commission, tax included: 9%

### Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m <sup>2</sup> :	177 m <sup>2</sup>
Grundstücksgröße:	120 m <sup>2</sup>

### Gebäudedetails



Außen-Ausstattung:

Pool

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website:

[http://www.arkadia.com/MLSM-T9521/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9521/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID:

bvi79581

