



## For Sale 3 Renovated Houses with 2 barns, 1km from Magnac Laval 87



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 235,181.36

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Cap:	87190
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### Descrizione:

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### AGENCY FEES PAID BY SELLER

Offered for sale are three renovated, houses with two barns and a total of 5 bedrooms; set only 1km from the centre of the popular town of Magnac Laval, in the Haute Vienne. But nestled in a beautiful hamlet with stunning countryside views.

These properties have a wealth of original features, with immaculate gardens and breathtaking views; and are situated in such a way that each has its own little piece of private paradise.

Each house is separated by a barn, so there are many different options for living; if it was me and I wanted to live in France, I would have the larger of the houses which is nicely separated from the other two by the old bread oven and a good sized barn and then rent/gite the other 2 out for an income.

There are so many opportunities with this beautiful collection of houses; you would have to see them to appreciate their charm.



The town of Magnac Laval has all the amenities needed for everyday living including bars, restaurants and supermarkets.

Limoges airport is a 50-minute drive; Poitiers airport is around 1 hour 20 minutes away drive. A 10-minute drive away is the train station at Le Dorat, where you can commute to Limoges or Poitiers in ease, the latter providing cross platform TGV connections to Paris, Bordeaux and other French cities plus Brussels and London (via Lille).

The current owners bought the properties as a main home with a project and have transformed them significantly over the years they have had them. Since buying their situation has changed and it is now time to move on to the next adventure. These properties are a hidden gem just waiting to be discovered.

The houses benefit from mains electricity, water and mains drainage, always a bonus! The first two houses have wood burning fires in the living areas, the third is a smaller property which is perfectly usable but still needs fine tuning on the ground floor area:

## House 1

### Ground Floor

Living Room - 4.8 x 3.3m with exposed beams, tiled floor; fireplace with wood burning fire, two double windows to the front of the house; door to the original cobbled terrace with beautiful stone walls and the most amazing views over the countryside towards Magnac Laval and open access into:

Dining Area - 4.3 x 2.8m with exposed beams, stable style door to front of property and open access into:

Kitchen - 5.3 x 2.9m with fully fitted units, double window to the front of the property and steps into:

Lounge - 4.2 x 5.9m with exposed beams, original fireplace, window to the front of the property and stairs to:

### First Floor

Landing - 3.4 x 2.4m with exposed beams and Velux window and door into:

Bedroom 1 - 2.2 x 4.4m with exposed beams and mansard window to the front of the property.

Steps from the landing to:

2nd Landing Area - 2.3 x 2.6m with doors to:

Shower Room - 2.1 x 1.9m with shower cubicle, vanity unit with hand basin, heated towel rail and W.C.

Bedroom 2 - 3.8 x 4.5m with mansard window, exposed beams and stonework and feature doorway,



which has been cleverly redesigned into a galley window overlooking the main living room.

NB: in the Lounge 2 there is a door which goes into Barn 1, which then has a door into House 2

Barn 1 - 8.4 x 8.2m currently used as a workshop/garage, a very adaptable space; with a door into:

House 2

Ground Floor

Kitchen - 6.5 x 2.3m galley style fully fitted kitchen with exposed beams, window to the back and steps to:

Living/Dining Room - 6.1 x 5.6m with exposed beams, two double windows to the front of the house and a smaller double window to the back, fireplace with wood burning fire, fitted bookcase, door into barn 1 and stairs to:

First Floor

Landing with exposed beams, Velux window and doors to:

Walk in Wardrobe - 2.8 x 2m with low level window

Bedroom 1 - 2.5 x 4.8m with exposed beams and Velux window

Bathroom - 2.2 x 2.7m with low level and Velux window, bath with overhead shower, vanity unit with hand basin and WC.

Bedroom 2 - 2.9 x 2.7m with exposed beams and Velux window

Barn 2 - 5.5 x 7m with mezzanine and a box room of 2.7 x 2.7m (included in main measurement) and steps with a door into:

House 3

Ground Floor

Living/Dining Room - 7.2 x 3.2m, this house only has one room downstairs, but could easily have a kitchen area added, it has new exposed beams 2 double windows and four panel French style doors making the room lovely and light, with stairs to:

Landing with low level window

Bathroom - 3 x 2m with Velux shower cubicle, hand basin and WC



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Bedroom - 3 x 4m with exposed beams, wood floor and two Velux windows.

## Outside

Enclosed gardens to 3 sides, mainly laid to lawn, with original cobbled areas and a few outbuildings which naturally separate House 1 and Barn 1 from the other two houses and barn 2, making this an ideal set up for a gite situation, if two families wished to buy together, or someone in need of a granny annexe.

The gardens beyond the cobbled courtyard of house one have mature fruit trees and this area would be ideal for a pool/hot tub.

## Comune

Camere da letto:	5
Bagni:	3
Dimensione del lotto:	1358 mq

## Room details

Indoor Features:	Fitted kitchen
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.831.861
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