



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 169,759.86

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Magnac-Laval
Publicato:	26/08/2025
Descrizione:	

Very unusual property with stained-glass windows overlooking the 11th century church in the sought after village of Magnac-Laval. Once the village bakery, this large property could continue to have commercial premises on the ground floor with accommodation above or it could become three spacious apartments or even a chambre d'hôtes – with 380m<sup>2</sup> to play with you have many options. Currently laid out as follows, ground floor : entrance hall, boutique, kitchen, store area, large work room of over 60m<sup>2</sup> which housed the ovens and prep area in the bakery days, cloakroom and boiler room. The first floor has a kitchen, stunning lounge/dining room with fireplace and stained-glass windows in the “tower” part of the property, two double bedrooms, bathroom, toilet, two further single bedrooms with wash hand basins where the bakery staff lived, and a further large room used for storage. On the second floor, there are three double bedrooms, one with stained-glass windows, shower room with toilet, three further rooms and an attic. There are two staircases giving you more flexibility, should you wish to divide up the property (subject to necessary permissions). Oil fired central heating system, roughly half of the windows are double-glazed and there is a large vaulted wine cellar. A private walled courtyard garden is perfect for outdoor dining. The village has daily shops, bars, restaurants, supermarket, doctor, and schools. You have the towns of Bellac and Le Dorat close by, both with mainline train stations. Price including agency fees : 147.150 € Price excluding agency fees : 135.000 € Buyer commission included: 9 %

### Comune

Camere da letto:	7
Bagni:	2
Finito piedi quadrati:	380 mq



Dimensione del lotto: 276 mq

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito: [http://www.arkadia.com/MLSM-T5079/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T5079/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: bvi69436

