



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 125,748.05

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Magnac-Laval
Geplaatst:	26-08-2025

### Omschrijving:

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%

### Algemeen

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	177 m <sup>2</sup>
Lot Afmeting:	120 m <sup>2</sup>

### Building details

Outdoor Amenities:	Pool
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## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL:

[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)

## **Contact information**

IMLIX ID:

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