



## 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 165,710.55

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Magnac-Laval
Geplaatst:	21-10-2025

### Omschrijving:

Large townhouse with scope for further accommodation. Formerly two houses, this house in the lively town of Magnac Laval offers really large accommodation, plus has scope to further develop it if needed. Across the ground floor, you have a wonderful family-sized country kitchen/dining room, perfect for entertaining. A further living room and bathroom conclude the ground floor. The first floor, accessed by two separate staircases, offers four double bedrooms, a further family bathroom and WC. The house with two staircases could allow for separate living for a family or guests. You have a garage, workshop, further wood store, plus a large attic space which could easily be converted to bedrooms or a master suite with bedroom, ensuite and dressing room (subject to necessary permissions). Heating is via woodburner and modern electric radiators, and the house is double-glazed with UPVC windows. The garden is easy to manage with a nice terrace area for dining, plus a couple of small outbuildings. Magnac Laval has all your daily needs, restaurants, shops, pharmacy, but the larger towns of Le Dorat and Bellac are just 10 and 15 minutes away with much larger facilities. Limoges Airport is just 50 minutes away, making access easy. Price including agency fees: 143 640 € Price excluding agency fees: 133 000 € Buyer commission, tax included: 8%

### Algemeen

Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	178 m <sup>2</sup>
Lot Afmeting:	337 m <sup>2</sup>

### Building details



Outdoor Amenities:

Pool

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL:

[http://www.arkadia.com/MLSM-T10742/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10742/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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