



## listing



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 125,748.05

#### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Magnac-Laval  
 Posted: Aug 26, 2025

#### Description:

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 seperate 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%

#### Common

Bedrooms: 3  
 Bathrooms: 2  
 Finished sq. ft.: 177 sq m  
 Lot Size: 120 sq m

#### Building details



Outdoor Amenities:

Pool

## **Lease terms**

Date Available:

## **Additional information**

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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