2 Bedrooms - House - Limousin - For Sale

Στοιχεία μεσίτη

Όνομα:	Catherine Bower
Όνομα εταιρείας:	Property Sales in France
Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (609) 606-082
Languages:	French
Site:	

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 49,950

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Ταχυδρομικός κωδικός:	87190
Δημοσιεύθηκε:	13/11/2024

Περιγραφή:

A Brilliant Little Home in the Centre of Magnac Laval Close to All Amenities.

AGENCY FEES PAID BY THE SELLER

Set in the popular town of Magnac Laval, this property has a wealth of original features together with a nice little private courtyard to the back (just enough for a small table and chairs) and a larger garden just down the road. The garage/barn is directly across from the house giving great storage space.

The house itself is very tidy and has been maintained very well; one not to miss if you are looking to just move in!

The ground floor is open plan with a wood burning fire and a door at the back to a small, attached courtyard. On the first floor you have a good-sized landing, with doors to the bathroom, bedroom and stairs to the 2nd bedroom. The second bedroom is the same size as the downstairs living space and being directly above the bathroom, it is ideal to turn into a master suite with dressing and bathroom areas.

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 property itself is on a road near the edge of the town, a hidden gem just waiting to be discovered.

The current owners bought the property as a bolt hole/holiday home in France; but the holidays turned into years, and they ended up moving to the house full time. Since then, they have bought a second home hence the sale of this one.

The house benefits from mains electricity, water and drainage, it has a wood burning fire in the main downstairs area. The water for the bathroom/shower and kitchen are heated by a gas heater which is 1 year old. Good internet connections as is expected in a thriving town.

Ground Floor

Living/Dining/Kitchen - 8.5 x 3m a great space with tiled floor, exposed beams, wood burning fire, kitchen area, door to front of property, double window and door to back courtyard and original staircase to first floor.

First Floor

Landing/Office - 4 x 2.2m with wood floor, fireplace, and double widow to front of property.

NB: A Futon here would give a great 3rd sleeping space if required.

Hallway - 2. x .8m with wood floor.

Bathroom - 2.2 x 1.3m with bath with overhead shower, hand basin and W.C.

Bedroom 1 - 3.6 x 3.2m with wood floor, exposed beams and double window to back of property.

Second Floor

Bedroom 2/Attic - 7 x 2.9m with exposed beams, double window to front of property, Velux window to back of property and storage cupboards. Situated above the main bathroom this could easily be turned into a master suite with dressing and bathroom.

Outside

Small Courtyard - 6m2- Directly outside kitchen door with high walls

Garage - 7.3 x 4.3m across the road from the house

Garden (535m2)a little walk from the house (5 minutes), or drive across with everything you need for the day, parking available free.

Κοινά

Κρεβατοκάμαρες:	2
Μπάνια:	1
Μέγεθος αυλής:	535 τ.μ

Room details

Indoor Features:	Fitted kitchen

Utility details

Heating:	Ναί

Building details

Number of Garages:	1

Lease terms

Date Available:

Contact information

IMLIX ID:	IX6.385.279