



## Beautiful 4 bedroom stone house with a superb in-ground heated swimming pool,

87190, Magnac-Laval, Haute-Vienne, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 1 Bath

Beautiful 4 bedroom stone house with a superb in-ground heated swimming pool

# €241,940

Ref: BVI27368

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## Property Description

. On market for the first time in over thirty years. Set in a very pretty hamlet just five minutes from the historic market town of Magnac-Laval with boulangerie, supermarket and restaurants makes this the perfect vacation or permanent home. The well laid out accommodation comprises a spacious 'L' shaped Sitting/Dining room 45m<sup>2</sup> with exposed ceiling timbers, a feature fireplace with a new inset wood pellet-burner and french doors opening onto a paved terrace with an electronically operated sun canopy overlooking the garden and swimming pool. An oak door to the kitchen/ breakfast room with exposed ceiling timbers, quality fitted units with solid oak worktops, a Belfast sink and integrated appliances. On the first floor there are 3 double bedrooms, one single and a well appointed bathroom with a bath and separate shower. Separate wc. All doors and windows are double glazed and the upstairs windows are fitted with roller shutters. Outside, there is a convenient WC for use from garden or pool. Below the terrace and rockery, steps descend to a stone paved pool and barbecue area. An undoubted feature of the property is the 10x5m heated pool having an all weather electrically operated rétractable roof. The pool has recently been fitted with a new liner. The private garden is laid mainly to lawn with a good variety of mature shrubs and trees offering welcome shade. There is a separate barn/garage and a potager with well close by. The property, which is in excellent condition, is just a 50 minute drive from Limoges airport. Viewing is highly recommended.



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