



## Large family home in the centre of a thriving town,

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

\* Available \* 5 Beds \* 2 Baths

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# €224,700

Ref: BVI71946

## Property Description

This grand spacious family residence is located in the heart of a vibrant town with convenient access to all daily amenities within walking distance. It could make a wonderful bed and breakfast.

The house features generously sized rooms, including a large living room, dining room, family kitchen, and two additional rooms that were previously used as business offices which can easily be converted in to further accommodation.

With 4 large bedrooms, a bathroom, a shower room, and a cloakroom, there's ample space for comfortable living and further improvement and expansion.

The house also includes two attics that could potentially be converted into additional rooms (subject to planning), a store room, and a cave for your wine storage with racks available.

The property is well-equipped with mainly double-glazed windows, gas central heating connected to radiators, and it's connected to the main drainage system. For parking, there's a garage available.

The delightful large established gardens boast mature lawns, fruit trees, and a covered terrace for outdoor dining.

The convenience of being just a short 2-3 minute walk from main town services and having Limoges airport about an hour away adds to the appeal of this property.

Price including agency fees : 224.700 €

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Buyer commission included: 7%



