



Agence le Prince Noir

House - 200 m²

MAGNAC LAVAL

HAI

Price: €128 400 *

Honorary Award Excluded: €12 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

This is a centre of town office building with a large, attractive apartment above in the town of Magnac Laval with all commerce in walking distance including supermarket, cafes/bars/restaurants, a bank and post office. It is around 50 minutes by car to the International Airport of Limoges with regular flights to the UK. On the ground floor there is an entrance hallway (7.5m²), a carpeted room of 9m² with air conditioning unit, a room (2m²), a waiting area (formerly for clients) (6m²) with toilet and cupboards, an office (13.5m²) again with air conditioning and carpet and a smaller carpeted office with air conditioning (7m²) and a larger office of 17.5m². Also on this level are two communicating rooms (6.2m² and 14m²). There is a hallway at the back of the building where the stairway to the apartment is and access to the back garden. On the first floor there is a corridor with cupboards (14m²), a bedroom (8.8m²), a room (2m²), bathroom with shower and wash-hand basin, separate toilet, sitting room with fireplace (17.5m²), another room with fireplace (17.5m²) a kitchen with sink and cupboards (9m²) and finally a very large room with fireplace and cupboards (28m²). There is a loft above the full surface of the building and double glazing throughout. Heating is by electric radiators and sanitation to French drains. Attached garden of around 330m² Note: We update our website advertising daily and remove properties that we know are under offer or sold. If we are still advertising a property, it is, to the best of our knowledge, still available for sale. We try to include All of the general information we have regarding each property in the write-up so please try to

avoid a generic "more information please" e-mail to us. However, if you have any specific questions you would like answered please don't hesitate to contact us and we'll do our best to answer them for you!

LE BIEN EN DETAIL

Reference : PN20072
Town : Magnac Laval
Transaction : Sales
Type of property : House
Price including charges : €128 400
Surface : 200 m²

Number of rooms : 12
Number of bedrooms : 3
Bathroom : 2



DIAGNOSTICS DPE - GES

Dpe null

LE BIEN EN PHOTOS









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