

Stunning traditional stone property in breathtaking setting with 12815m2 of land within the national park; home and potential gite business close to amenities



## INFORMATION

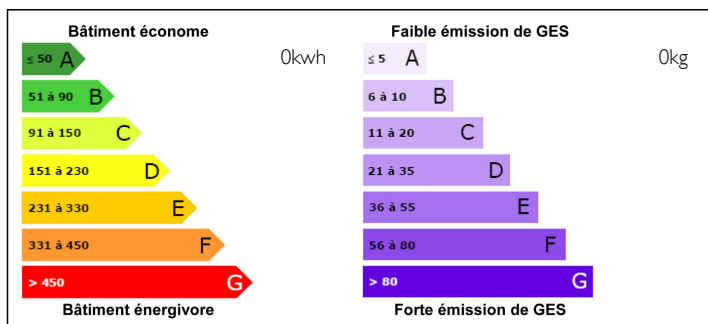
Town:	MARVAL
Department:	Haute Vienne
Bed:	2
Bath:	1
Floor:	68 m2
Plot Size:	12815 m2



## IN BRIEF

This property consists of three beautiful stone buildings, including an exquisitely renovated 68m2 two double bedroomed house, which you can move into and live in straight away, plus an attached 85m2 partially renovated barn and separate 35m2 partially renovated barn. This collection of properties offers the potential of approximately 180m<sup>2</sup> of habitable space once completed. Major structural works have been done including new roof, repointing of stone work and the installation of a new fosse septique. The hamlet is located just a few minutes from the traditional village of Marval, which offers a restaurant, a shop, post office, hairdressers. Limoges Airport 45 kms.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This property has a very traditional feel, beautiful stone walls typical of farm buildings in the area, sitting in landscaped and well loved gardens and offering a magnificent view of the national park. The lovely restored house consists of:

Ground floor - stunning fully equipped kitchen/diner 18m<sup>2</sup> with wooden floors and attractive tiles, complemented by high spec modern fittings, double glazing and fireplace with new pellet burner. Continuing on the ground floor is a elegant and cosy lounge 17.25m<sup>2</sup>. From here a wooden staircase leads up to two spacious double bedrooms 15m<sup>2</sup> and 10m<sup>2</sup> on the first floor, both with wooden floors and double glazed windows and velux windows creating light and welcoming spaces. There is also a modern bathroom with shower. This house provides a finished home ready to move in to.

Attached to the house is a large stone barn with original beams and exposed stone walls and stunning french doors have created a grand and beautiful entrance. This barn is a blank canvas ready for you to create your own beautiful home.

Additionally there is another stone building where again the major construction work has been completed including a new roof. This would make a lovely two bedroom gite.

The surrounding garden is fully fenced and beautifully maintained. There is a restful decked terrace for outside dining. There is generous parking space for several vehicles.

Situated on the edge of the beautiful woodlands and there is unattached woodland sold with this property

## NOTES