

Adorable Hamlet Property – Bright and full of Potential close to 2 villages with plenty of commodities



## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Marval       |
| Department: | Haute-Vienne |
| Bed:        | 3            |
| Bath:       | 1            |
| Floor:      | 108 m2       |
| Plot Size:  | 1419 m2      |

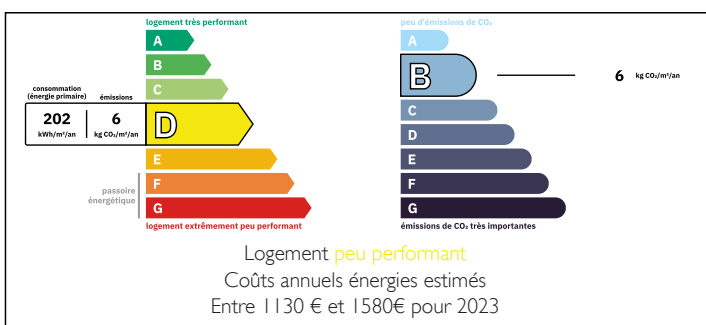


## IN BRIEF

This property is an ideal starter home for a young family or a fantastic holiday getaway. Nestled in a serene and peaceful setting, it offers the perfect balance of tranquility and convenience, with easy access to all the essential amenities for daily living. Whether you're looking to settle down or enjoy a relaxing escape, this home provides a wonderful opportunity to meet both needs.

This cozy and charming hamlet property is perfect for those looking to add their finishing touches to a nearly completed renovation. Fabulous work has already been carried out, including brand new floating oak parquet floors that add warmth and elegance, as well as a modern heat pump for efficient heating. The septic tank is fully compliant, and the roof is in excellent condition, offering peace of mind for the future.

## 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

Flooded with natural light, this bright property features large windows, most of which are double-glazed, enhancing both energy efficiency and comfort. Across the way, a spacious garden offers plenty of outdoor space for relaxation and gardening, and the 45m<sup>2</sup> garage, in excellent condition, provides ample storage or workshop space. It could also be transformed into a studio/gite to rent out for added income.

This property is a true gem waiting for the right person to complete its transformation!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 362 EUR

## NOTES