

UNDER OFFER - Charming House with gîte, barn & land



INFORMATION

Town:	Marval
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	7495 m2

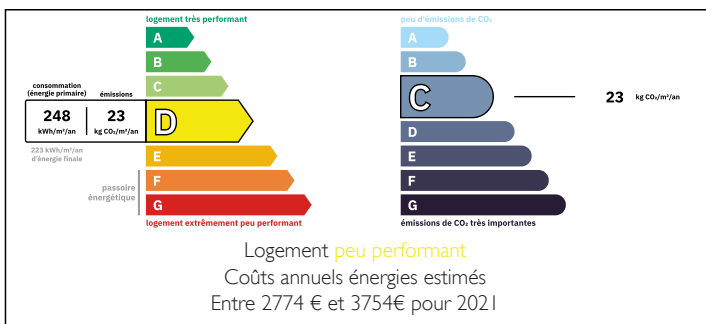


IN BRIEF

Nestled in a quiet hamlet with open views of surrounding forests, this beautifully renovated French property offers both comfortable living and excellent income potential.

This move-in ready character property offers modern comfort and rustic charm. The home benefits from a new roof, updated septic system, and eco-friendly pellet and wood heating. Outside, there is a secure enclosed gravel courtyard with parking for up to 4 vehicles, a walled garden with fruit trees, and additional lawn and field space extending to almost 2 acres. The property is fully enclosed with refurbished metal gates to the front and a gated driveway to the rear, providing ample parking and privacy.

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

The main house features a modern kitchen (23 m²) with central island, SMEG appliances, dishwasher, and red design accents, opening into a cosy dining area (22 m²) with wood burner. A hallway (9 m²) with underfloor heating leads to a bright living room (22 m²) with wooden floors and a second wood burner. Additional features include a utility room (4 m²), WC (2 m²), and a covered terrace with stable door access.

Upstairs, you'll find three bedrooms (12, 12, and 11 m²), including a main bedroom with en-suite showerroom and built-in wardrobe, an upper terrace (7 m²), and a second modern shower room (3.5 m²) with underfloor heating.

A separate gîte—ideal for holiday rentals or guests—includes a spacious living/kitchen area (23.5 m²) with wood burner, dishwasher, and fridge/freezer, a stylish shower room (4 m²), a ground-floor bedroom (9.5 m²) with wardrobe, and a mezzanine sleeping area (5 m²) with Velux windows. A private terrace enhances guest comfort and privacy.

A large garage/barn with mezzanine and new staircase provides versatile space for storage, a workshop or potential projects. The private garden enjoys peaceful countryside views, offering a perfect space to relax and enjoy the natural surroundings.

A wonderful opportunity to acquire a charming countryside home with character, space and potential for a lifestyle project or rental income!

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

NOTES