

Detached property in a quiet location - one property finished to a high standard, one to finish

EXCLUSIVE



INFORMATION

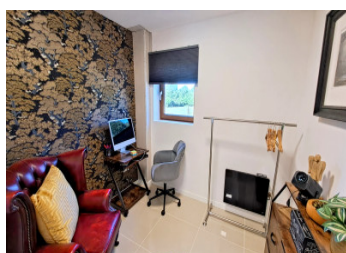
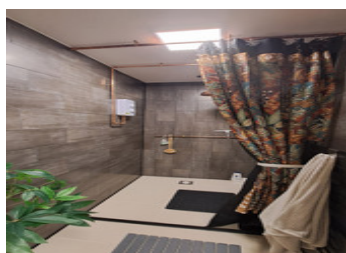
Town:	Marval
Department:	Haute-Vienne
Bed:	4
Bath:	4
Floor:	260 m2
Plot Size:	14270 m2

IN BRIEF

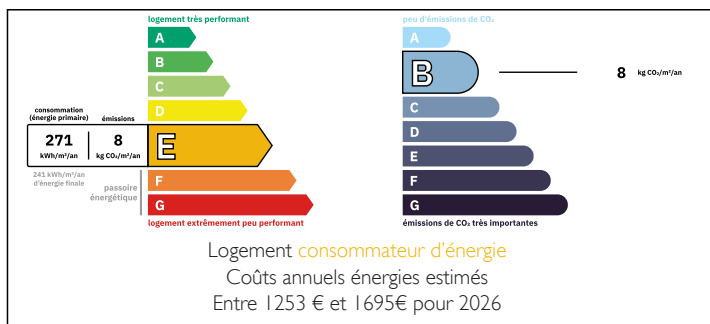
A modern single-storey property built in 2010, offering comfortable and spacious accommodation throughout. The main residence comprises two bedrooms, including a principal bedroom with en-suite bathroom, a family bathroom, and an open-plan kitchen/dining/living area. Additional features include a utility room, dedicated office space, underfloor heating, and bi-fold patio doors opening onto the gardens.

Attached to the main house is a second property that is structurally complete and ready for final fitting and finishing. Once completed, it will provide a spacious open-plan lounge/dining/kitchen area, two bedrooms, two bathrooms, underfloor heating, large patio doors, a loft space, and a garage.

The property sits within an impressive 14,270 m² plot, offering extensive private gardens that are not overlooked, providing peace, privacy, and excellent

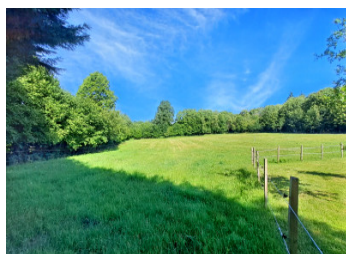


ENERGY - DPE



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

Set within approximately 14,270 m² of private, unoverlooked grounds, this attractive property comprises a fully completed modern single-storey home built in 2010, together with an attached second dwelling offering substantial additional accommodation once final fittings and finishes are completed. The property enjoys a peaceful rural setting, privacy, and excellent potential for extended family living, guest accommodation, or holiday rental use.

Main House

The main residence is well designed for modern living, with underfloor heating throughout and generous, light-filled accommodation. At its heart is a spacious 37 m² open-plan kitchen, dining and living room, providing an ideal space for both everyday life and entertaining. Large bi-fold patio doors open directly onto the gardens, creating a seamless connection between indoor and outdoor living.

The principal bedroom measures approximately 17 m² and benefits from a private en-suite bathroom. A second double bedroom of 11 m² is served by a separate family bathroom. The property also includes a 6 m² office, ideal for home working, and a generous 10 m² utility room providing additional storage and laundry space.

Attached Second Dwelling

Connected to the main house, the second dwelling is structurally complete and offers an exciting opportunity to create a substantial independent residence. Once completed, the accommodation will comprise a spacious 47 m² open-plan lounge, dining and kitchen area with large patio doors opening onto the terrace and gardens.

The dwelling includes two exceptionally generous bedroom suites measuring approximately 30 m² and 25 m², each with its own en-suite bathroom of 7 m²

NOTES