

Charming 3-bed stone house with garden, garage and log burner near Dordogne & Haute-Vienne

EXCLUSIVE



INFORMATION

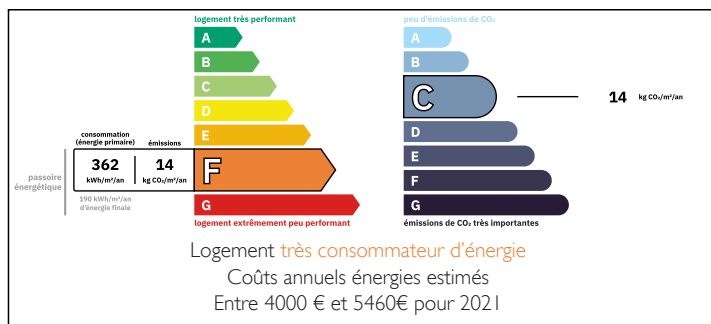
Town:	Marval
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	122 m2
Plot Size:	730 m2

IN BRIEF

Charming 3-bedroom stone house set in a peaceful hamlet on the Haute-Vienne/Dordogne border. Offering character features, spacious living areas, a cosy log burner, garden, garage and attic storage. Close to local villages and amenities, this property is ideal as a permanent home or countryside retreat.



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 706 EUR

NOTES

DESCRIPTION

You enter the property through the attached garden directly into a spacious entrance hall. To the left is a useful storage cupboard beneath the stairs, and to the right is a WC. The ground floor also offers two bedrooms and a shower room.

Continuing through the house, you arrive at the charming kitchen, full of character and charm, with plenty of space for a dining table. The large lounge/dining room is located at the rear of the property and benefits from access to the terrace and patio from both sides, creating a lovely connection with the outside space. The room also features a beautiful fireplace with a log-burning stove, providing a cosy focal point for the home.

Upstairs, there is a further bedroom in the eaves, along with a shower room. There is also a useful attic storage room, offering additional practical space.

Outside, the property benefits from a garage and a wood store, as well as the attached garden and terrace areas, perfect for enjoying the peaceful surroundings.

The house is connected to mains water and electricity. It has a septic tank which will require updating. Heating is provided by the log-burning stove and several electric radiators.

Situated in a small hamlet, the property enjoys a peaceful rural setting while remaining within easy reach of local amenities. It is only a few minutes' drive from Marval in the Haute-Vienne and Abjat-sur-Bandiât in the Dordogne.

Marval is a pretty village located within the Périgord-Limousin Regional Nature Park, offering a peaceful...