

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

EXCLUSIVE

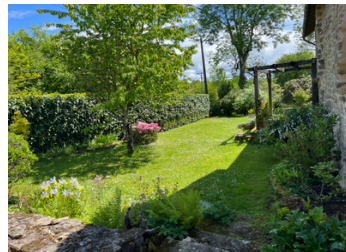


INFORMATION

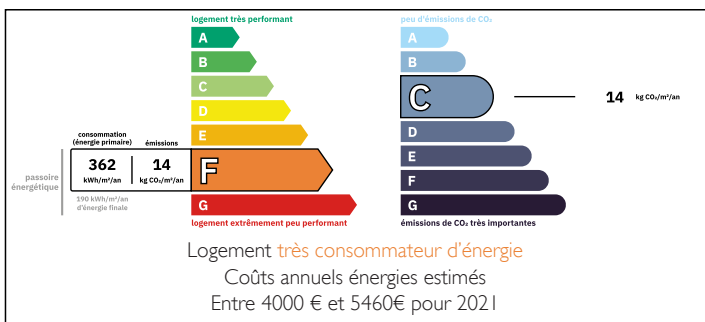
Town:	Marval
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	122 m2
Plot Size:	730 m2

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



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.



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...