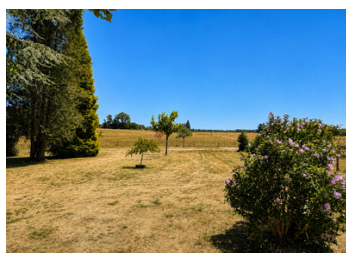


Beautifully presented country house with second house and another to renovate.

EXCLUSIVE



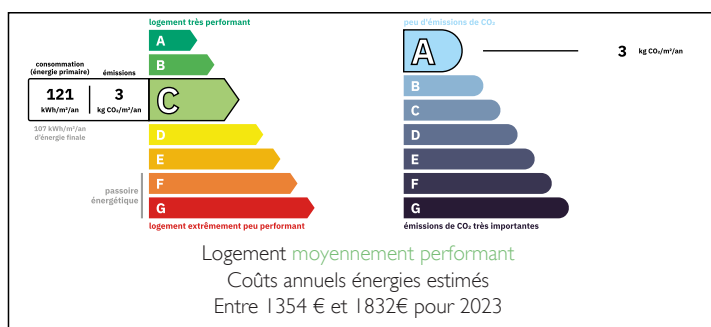
INFORMATION

Town:	Marval
Department:	Haute-Vienne
Bed:	5
Bath:	4
Floor:	189 m2
Plot Size:	68958 m2

IN BRIEF

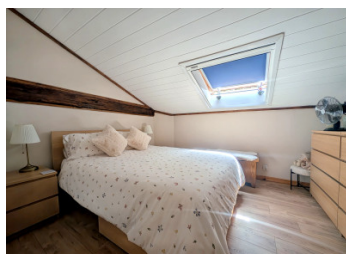
Situated in the beautiful Parc Naturel Régional Périgord-Limousin, the property is just 2.1km from the popular village of Marval, which offers a local grocery shop (épicerie) and restaurant, and 9.5km from the market town of Piégut-Pluviers. This beautifully presented three-bedroom property comprises a main house of 130m², a second independent dwelling of 59m², and a third building 75m² that could be converted into additional accommodation (subject to the necessary permissions) or retained as a barn. The property is set within just over an acre of adjoining gardens and grounds and also benefits from a further acre of nearby meadow, together with approximately 6 hectares of woodland located just 600 metres away.

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: 836 EUR

NOTES

DESCRIPTION

The property is entered via a welcoming entrance hall (6.6m²), leading to a bright summer room (14.5m²) with patio doors opening onto the garden and enjoying views across the surrounding countryside. The spacious living room (27.5m²) features a log burner, air conditioning, and further patio doors providing direct access to the side terrace. An inviting dining room flows through to the large fitted kitchen (27.7m²), complete with a central island.

The ground floor also offers a shower room, a laundry room (3.4m²) with WC, and a bedroom (11.7m²) with an adjoining dressing room (9.3m²) and patio doors overlooking the garden.

Upstairs are two further bedrooms. The principal bedroom (10m²) benefits from fitted wardrobes and an en-suite shower room (4.6m²). The second bedroom, set within the eaves, measures 7.3m². A family bathroom (3.9m²) completes the first floor.

The house is centrally heated by a pellet boiler supplying radiators and is equipped with a thermodynamic hot water tank. Double glazing with electric shutters is fitted throughout the property.

The second house comprises an open-plan living room with fitted kitchen (27.5m²), a dining room (10m²), and a shower room with WC (3.8m²) on the ground floor. Upstairs is a spacious bedroom (13.3m²) with built-in cupboard, a second bedroom in the eaves (2.8m²), and a separate WC with wash basin.

A third building of approximately 75m² offers excellent potential for conversion into additional accommodation, subject to the necessary permissions, or could simply be retained as storage or workshop space.

The property benefits from two...