

Charming semi-detached stone house with gîte and large barn. Spacious garden. 2km to village -Haute Vienne



INFORMATION

Town:	Marval
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	90 m2
Plot Size:	1921 m2

IN BRIEF

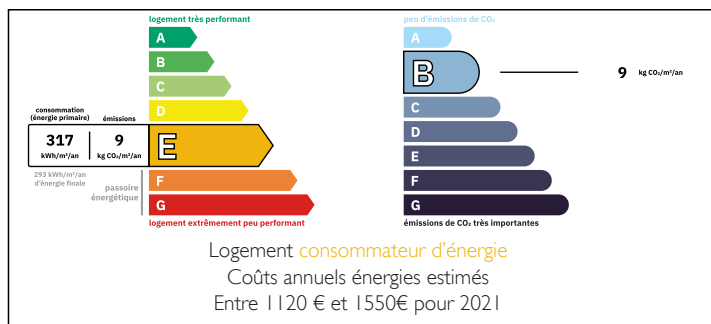
In the heart of the Périgord-Limousin regional national park, this charming cottage style semi-detached stone property is situated in a peaceful hamlet just a short distance, 2,5km, from the village where you will find a boulangerie and a village shop.

The large supermarkets can be found within an easy 15 minute drive.

The house is full of character with exposed stone walls and beams. It has a large adjoining barn and a super little gîte which would be a perfect rental.



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.



DESCRIPTION

Habitable with electric and water on-site, requires refurbishment.

This charming semi-detached house is full of character with exposed stone walls and feature beams, it has a cottage style feel. There are electric heaters throughout and a lovely fireplace with wood burner in the lounge as well as a wood burner in the kitchen.

There is a large adjoining barn, two-thirds of the roof has been renovated but the remaining third requires urgent attention. There is a super one bedroom gîte which adjoins the barn to the front aspect of the house, this requires full renovation and, after the work, it would be a perfect rental to supplement income.

The adjoining barn is situated in between the house and the gîte, it is 160m², and is divided into 3 parts, with the appropriate planning permission, it could easily be incorporated into the living space of the house if you wished.

To the rear aspect there is a paved terrace and mature shrubs around the boundary and a path leading to an enclosed garden, laid to lawn, with rear vehicle access. There is also place for parking to the front aspect.

A lovely characterful property, ideal for gîte rental to supplement income. Situated in a small countryside hamlet with a few neighbours.

HOUSE 98m²

GROUND FLOOR

Entrance - 9m² (staircase to first floor)

Living room - 30m² (exposed stone walls, fireplace with wood burner, door to front aspect)

Kitchen/Dining room - 22,94m² (wood burner, door to rear...

LOCAL TAXES

Taxe habitation: EUR

NOTES