

Spacious 3 bedroom renovated stone family home with potential for a second house



INFORMATION

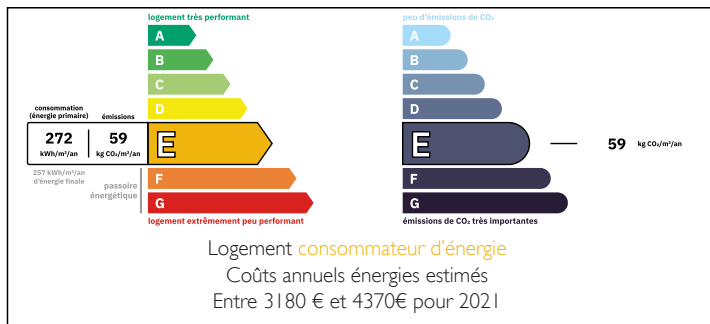
Town:	Marval
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	185 m2
Plot Size:	378 m2

IN BRIEF

This village house is abundant in natural light and has an easy to maintain courtyard of 104 m2. It is situated in a small and friendly village in the heart of the Périgord Limousin Natural Park. There is an attached second house which has a lot of potential to be converted into a gite, business or extension of the current house.

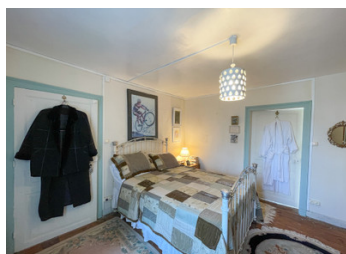


ENERGY - DPE



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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

The ground floor comprises a spacious entrance hall, a kitchen with an original cast iron bread oven, a dining room of 23 m² with hardwood floors accessible from the kitchen, a cellar and a large utility room housing the water boiler, the washer/drier, a sink and toilet. Both the kitchen and the utility room have access to the courtyard.

The hall with its fireplace, wood burner and original oak staircase leads to the first-floor hallway from which we enter a living area of 30 m² with wood burner. From here you can access a mezzanine room ideal for a study, and a family bathroom with Victorian style bath.

The first-floor hallway also gives access to a shower room and a bedroom of 13 m² both of which give access to two more bedrooms (14 m² and 23 m²), one of which has built in closet. From the shower room we can also access the attic.

The house is heated by oil-based heating and connected to the mains drainage. There is also a good internet connection. This property features a beautiful private courtyard of 104 m². The courtyard has a large wooden deck area currently used as a terrace. Plant life includes shrubs, a fig tree and grape vine. The property also comes with a garage of 59 m² which has front access to the street and can accommodate 2 or more cars.

Attached there is a large second house in sound condition. If renovated it could be used...

LOCAL TAXES

Taxe habitation: EUR

NOTES