

Farm for sale with 3-bed house, barns, fields, forest & two ponds in a peaceful rural hamlet



INFORMATION

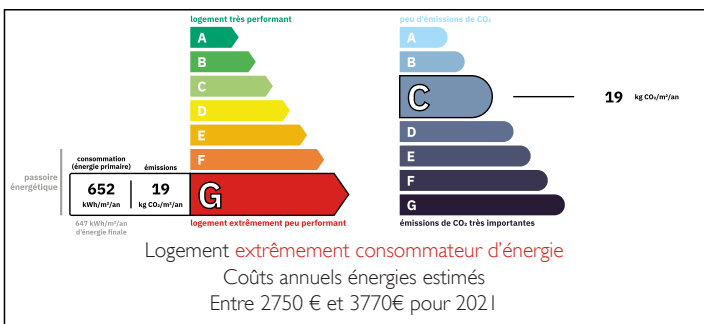
Town:	Marval
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	274400 m2

IN BRIEF

This fantastic property comprises a three-bedroom house with an attached barn, a small house to renovate, and a range of substantial sheep shelters, hay barns, workshops and other outbuildings. It sits on over 27 hectares of land made up of grazing pasture, hay meadows and woodland with two ponds.

The property is not overlooked and, while located on the edge of a small hamlet, it still offers a peaceful setting without being completely isolated. Currently run as a sheep farm, it would be perfectly suited to an ecological or sustainable project.

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.



DESCRIPTION

A rare opportunity to acquire a versatile farm property with over 27 hectares of land on the Limousin/Dordogne border. This exceptional property includes a three-bedroom house with attached barn, a small house to renovate, a range of substantial outbuildings, and land suitable for grazing, hay production, and woodland. Currently run as a sheep farm, the property offers immense potential for sustainable farming, eco-agriculture, or an agrotourism project.

The main house features an entrance porch leading into a kitchen and dining room, a lounge, a ground-floor bedroom, WC and bathroom. Upstairs, there are two further bedrooms and a storage room, which could be converted into a shower room or dressing area. The property is habitable but would benefit from modernisation. Heating is provided by a wood-fired central heating boiler, and the septic tank is non-compliant.

Adjoining the house is a large barn currently used as a workshop, a wood store, a small house in need of full renovation, additional barns, and a hay store. Across the courtyard are further buildings, including a former chicken shed, several small stone outbuildings, and a substantial livestock barn with an extension.

The land is made up of pasture for sheep, hay fields, woodland, and two small stream-fed lakes, with multiple water sources throughout. A large proportion of the perimeter is fenced, and the property benefits from a peaceful setting with no close neighbours, while still being on the edge of a small hamlet with nearby village amenities.

This property presents an excellent opportunity...

LOCAL TAXES

Taxe habitation: EUR

NOTES