

**UNDER OFFER** Beautifully presented 4 bedroomed house with 2 bedroomed gite, large garden, swimming pool

**EXCLUSIVE**



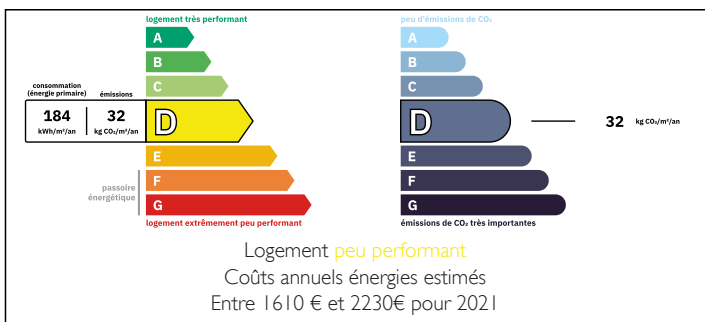
## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Marval       |
| Department: | Haute-Vienne |
| Bed:        | 6            |
| Bath:       | 4            |
| Floor:      | 189.5 m2     |
| Plot Size:  | 13690 m2     |

## IN BRIEF

This property is situated in a small hamlet 4km from the village of Marval and only 7km from the small town of St Mathieu where you will find all the local amenities you need, plus there is a swimming lake

## 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 habitation: EUR

## NOTES

## DESCRIPTION

You enter this property via a graveled driveway. To the left is plenty of parking with a new double garage (48m<sup>2</sup>) and carport (24m<sup>2</sup>) which were built in 2018.

You then enter the main house via a porch into a large open entrance hall. To the right is the Kitchen / Dining Room (26m<sup>2</sup>), with lots of fitted kitchen units. To the rear of the entrance hall is a WC and a Shower Room (6m<sup>2</sup>) which also doubles up as a Utility Room with space for a washing machine and tumble dryer. To the left of the hall is the nice bright living room (28.5m<sup>2</sup>) with windows to the front and glazed double doors to the rear of the room. There is a lovely big log burning stove and ornate fireplace. At the rear of the living room is access to the cellar beneath the house or you can go outside to one of the patio areas and onto the swimming pool. The cellar houses the boiler for the oil-fired central heating system and the electric hot water tank. Going on from the lounge there are two bedrooms (15m<sup>2</sup> and 10.7m<sup>2</sup>). One currently used as a study.

The open staircase leads up from the hallway to a gallery landing then you will find a further two bedrooms (16m<sup>2</sup> and 19.8m<sup>2</sup>), both with ensuite bathrooms.

Attached to the main house is a Gite. This has an open plan kitchen / dining room/ living room downstairs with a log burner....