

## Compromis Signed



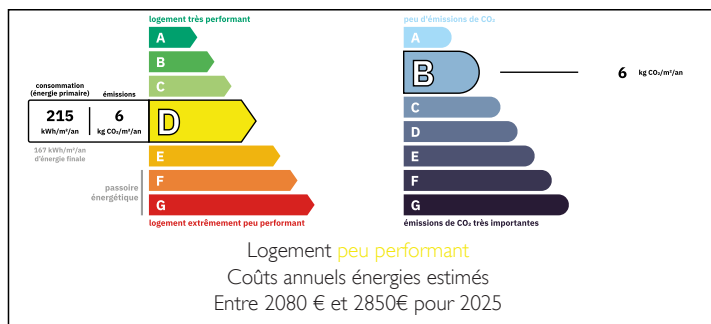
## INFORMATION

Town:	Marval
Department:	Haute-Vienne
Bed:	4
Bath:	4
Floor:	245 m2
Plot Size:	12000 m2

## IN BRIEF

This wonderfully unique property must be seen to be truly appreciated. Built with an exceptional focus on quality, it stands out in every way. The natural setting enhances the buildings, transforming them into a true haven of peace and tranquility. Every detail has been thoughtfully considered by the current owners, seamlessly blending lighting, atmosphere, decoration, and practicality in every corner.

## 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: 838 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Tucked away at the end of a peaceful country lane, on the edge of the woods, this enchanting property offers a true retreat into nature. From the road, its privacy leaves you wondering what lies beyond—until you step onto the track between the two gîtes, where the beauty of the setting unfolds before you. This is a place with undeniable wow factor.

### The Main House

A spacious, tiled, partially covered terrace leads you to the main entrance of this fabulous home. Upon entering, you are welcomed by a large, practical entrance area, where bricks from the old derelict bread oven have been cleverly repurposed. This space opens up into a stunning open-plan kitchen, lounge, and dining area, featuring an elevated corner wood-burning stove. Taking pride of place are the amazing hand-carved wooden steps up to the first floor. They are most definitely a unique work of art.

The kitchen boasts a beautiful large wooden center island with an integrated sink. The six-ring gas range takes pride of place on a stylish wooden worktop, making this a kitchen designed for both cooking and entertaining. Off this open area is a secret door leading to a cozy television snug. The proprietors have not only a flat-screen but also a projector for the walls, so two matches are perfectly possible.

Large double French doors seamlessly connect the indoors with the outdoors, offering delightful views of the charming garden and the wood-burning hot tub. The current owners have been remarkably successful in...