

Family run campsite with Farmhouse & Charming Gîte in the Heart of rural France



INFORMATION

Town:	Marval
Department:	Haute-Vienne
Bed:	4
Bath:	4
Floor:	340 m2
Plot Size:	52550 m2

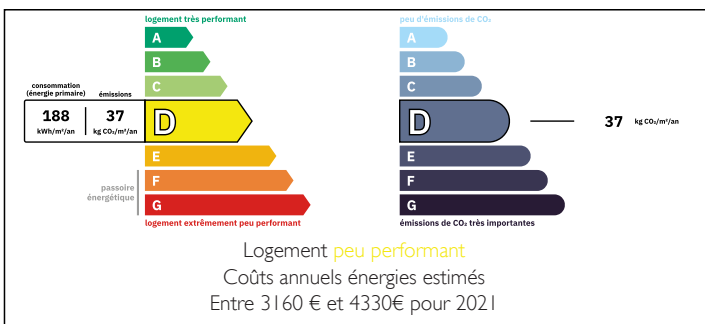


IN BRIEF

Located in the Périgord-Limousin Regional Natural Park, near historic towns like Périgueux, Limoges, and Angoulême. This stunning estate offers not just a home but a thriving business with endless potential. Whether you envision a serene retreat, an expanded hospitality venture, or a family haven in the French countryside, this property provides the perfect foundation.



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

This stunning farmhouse with a gîte and a thriving campsite offers the perfect opportunity to live, work, and enjoy a picturesque lifestyle on the border of the Dordogne and Haute-Vienne here in rural France.

There is the farmhouse (260 m²), a gîte (60 m²) and then the campsite with safari tents and spacious pitches set within 52,000 m²

The Farmhouse is a traditional yet modernised stone farmhouse, built around 1850, combining authentic charm with contemporary comforts.

You enter the house into a large entrance hall. To the left is the kitchen with a wide range of kitchen units (for personal use). At the back of the house there is a 2nd kitchen which is a professional fully-equipped kitchen for guest dining.

To the right of the hallway is a large living room with space for a dining area and lounge. You will also find an Office, laundry room, gym, bathroom, and WC

On the first floor there are three double bedrooms plus one smaller yet well-sized bedroom. The master bedroom includes an adjoining space ideal for a walk-in closet or additional sleeping area

There are also three bathrooms (two recently tiled in travertine, one with a wooden floor) and then you will find internal access to the upper barn level

The property benefits from Double-glazed windows (installed in 2019), lavender-colored shutters repainted in 2022. It is heated via an oil-fired central heating system and there is a wood-burning stove in the living...

LOCAL TAXES

Taxe habitation: EUR

NOTES