

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



INFORMATION

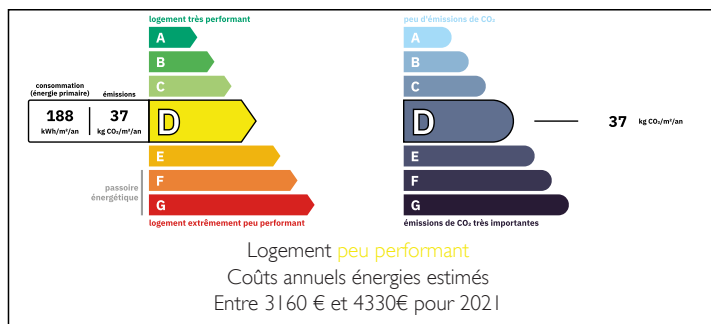
Town:	Marval
Department:	Haute-Vienne
Bed:	4
Bath:	4
Floor:	340 m2
Plot Size:	52550 m2

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.

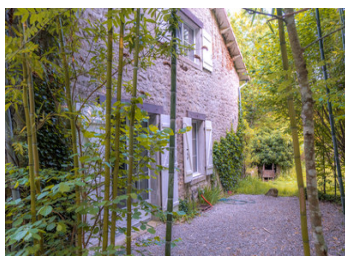


ENERGY - DPE



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

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