LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36880IS87 Price: 399 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (376 416 EUR without fees)

Character property with established gîte & extensive ground



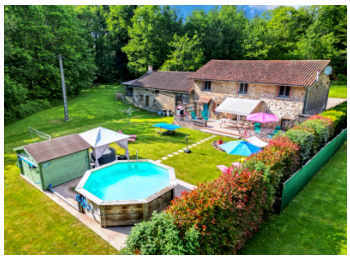












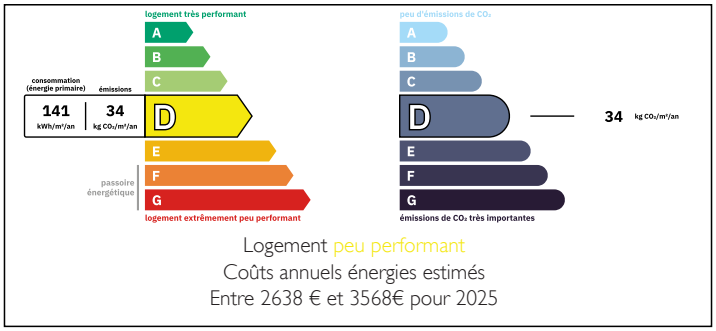
INFORMATION

Town:	Marval
Department:	Haute-Vienne
Bed:	7
Bath:	5
Floor:	305 m2
Plot Size:	23661 m2

IN BRIEF

A fantastic opportunity to acquire two beautifully maintained detached country houses set within 2.3 hectares of private woodland and meadows. Ideal as a spacious family home with an established holiday rental business, a multi-generational property or an investment with further development potential.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2638 € et 3568€ pour 2025

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**1256 EUR**

NOTES

DESCRIPTION

The Main House
The spacious and well-maintained main residence offers four generous bedrooms, including a master suite with en-suite shower room and dressing room. The bright 36 m² living room features a wood-burning stove and parquet flooring, while the 35 m² fully equipped kitchen and dining area provide an ideal space for family living. Additional features include a ground-floor bathroom, oil-fired central heating, triple glazing and mosquito screens.

The Gîte – Established Holiday Rental Business
The second house is a fully equipped, beautifully presented gîte, currently operating successfully with excellent 5-star guest reviews and repeat bookings. It offers a spacious 41 m² living area, a fully fitted kitchen, ground-floor bathroom and three bedrooms upstairs, two with en-suite shower rooms.

The gîte can be sold fully furnished, offering the opportunity to continue the existing rental business immediately. It could also serve as comfortable accommodation for extended family or guests.

Outside, the gîte benefits from its own private garden with a jacuzzi, above-ground swimming pool and children's play area, surrounded by mature trees.

Land, Outbuildings & Further Potential
The 2.3-hectare grounds include private woodland and meadows, offering space, privacy and a wonderful rural setting.

Additional features include:

- A 72 m² garage/barn with a new roof, offering potential for conversion (subject to planning permission).
- Ample parking for several vehicles.
- A garden well and woodshed.
- Two garden sheds and a 10 m² utility...

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