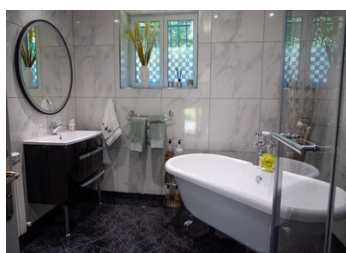
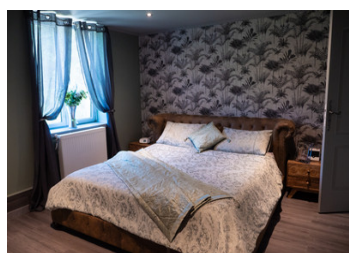


## Country home with gîte and expansion options

EXCLUSIVE



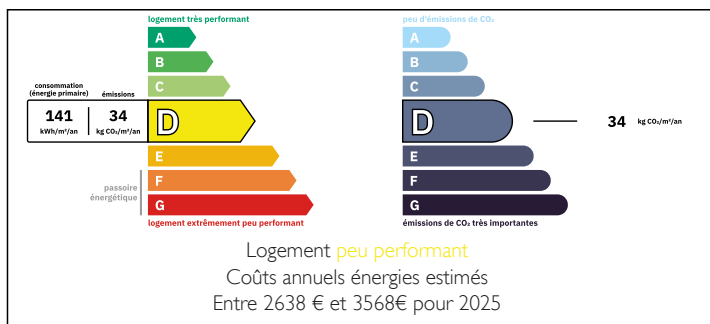
## INFORMATION

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

## IN BRIEF

This beautifully maintained 4-bedroom home with a fully equipped gîte sits on 2.3 hectares of private land in a peaceful rural setting. The main house offers generous living areas and modern comforts. The bright and well-appointed gîte provides immediate rental income potential, with three bedrooms, two en-suite bathrooms, and a private garden with jacuzzi and pool. Additional highlights include a large garage/barn with conversion potential, ample parking, and multiple outbuildings. Ideal for a family home with business opportunity in the heart of the countryside.

## 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 beautifully maintained four-bedroom house offers spacious living and modern comfort in a peaceful countryside setting. The generous living room (36 m<sup>2</sup>) features a charming wood burner and quality wooden flooring, while the open-plan kitchen and dining area (35 m<sup>2</sup>) is fully equipped with an induction hob, oven, microwave, dishwasher, and fridge/freezer, perfect for family life.

The home includes four spacious bedrooms, three of 15 m<sup>2</sup> and one of 13 m<sup>2</sup>, all fitted with triple glazing and mosquito screens for comfort and energy efficiency. The master suite comes with a private shower room (6 m<sup>2</sup>), a dressing room (7 m<sup>2</sup>), and a separate WC. A stylish ground-floor bathroom (9 m<sup>2</sup>) features a massage shower. The house is heated via an oil-fired central heating system, with one bedroom equipped with electric heating.

The charming gîte is bright, spacious, and in excellent condition, perfect for a holiday rental business. It includes a 41 m<sup>2</sup> open-plan living and dining space, a kitchen with wooden flooring (13 m<sup>2</sup>) and modern appliances (induction hob, oven, microwave, dishwasher, fridge, washing machine). On the ground floor, there's a large bathroom (8 m<sup>2</sup>). Upstairs, you'll find three bedrooms (17, 16, and 14 m<sup>2</sup>), with two en-suite shower rooms (4 m<sup>2</sup> each). The gîte is double glazed, fitted with mosquito screens, and can be sold fully furnished—ideal for immediate income.

Outside, guests can relax in a private garden equipped with a jacuzzi, above-ground pool, and children's play area—all surrounded by mature trees offering shade and privacy. A large garage/barn (72 m<sup>2</sup>) with a new roof offers significant potential for...

## LOCAL TAXES

**Taxe foncière:** 1256 EUR

**Taxe habitation:** EUR

## NOTES