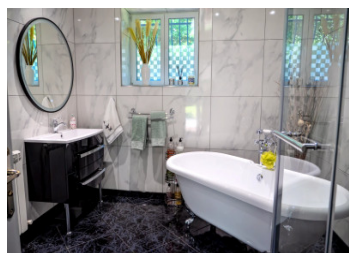


Two detached country houses set on 2.3 hectares of land

EXCLUSIVE



## INFORMATION

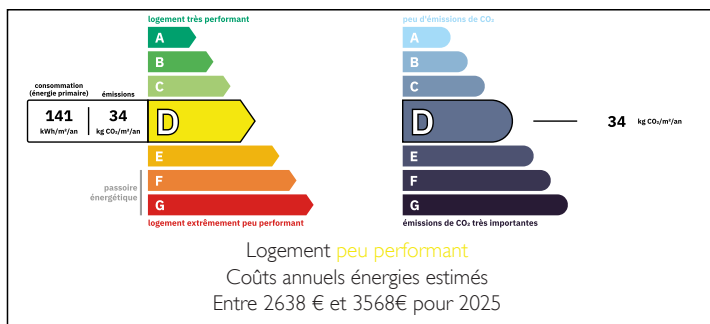
Town:	Marval
Department:	Haute-Vienne
Bed:	7
Bath:	5
Floor:	305 m2
Plot Size:	23661 m2

## IN BRIEF

Two stunning detached country houses forming one property, situated on 2.3 hectares of private woodland and meadows, ideal as a family home, with business opportunity, nestled in the heart of the countryside.

This property is ideal for those seeking a peaceful rural lifestyle with room to expand. Perfect for a large family, with an existing rental business, as well as for those considering further development and expansion.

## 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

The main house offers generous living spaces and modern comforts. Meticulously maintained, it comprises four large bedrooms, three measuring 15 m<sup>2</sup> and one measuring 13 m<sup>2</sup>, all fitted with triple-glazed windows and mosquito nets for optimal comfort and energy efficiency. The master suite includes an en-suite shower room (6 m<sup>2</sup>), a dressing room (7 m<sup>2</sup>), and a separate toilet. The spacious living room (36 m<sup>2</sup>) features a charming wood-burning stove and quality parquet flooring, while the open-plan kitchen with dining area (35 m<sup>2</sup>) is fully equipped with an induction hob, oven, microwave, dishwasher, and fridge/freezer – ideal for family life. An elegant ground-floor bathroom (9 m<sup>2</sup>) features a massage shower. The house has oil-fired central heating, with an electric radiator in one of the bedrooms.

The second house is currently used as a gîte, is fully equipped and offers immediate rental potential. The owners currently let the gîte from May to September and always receive 5\* reviews and many repeat bookings, which, if desired, would facilitate extending the booking period.

The charming gîte is bright, spacious, in excellent condition and well-appointed, perfect for a holiday rental business. It comprises a large open-plan living area (41 m<sup>2</sup>), a kitchen with parquet flooring (13 m<sup>2</sup>) and modern appliances (induction hob, oven, microwave, dishwasher, refrigerator, washing machine). A bathroom (8 m<sup>2</sup>) on the ground floor completes the property. Upstairs, there are three bedrooms (17, 16, and 14 m<sup>2</sup>), two of which have en-suite shower rooms (4 m<sup>2</sup> each). The...

## LOCAL TAXES

Taxe foncière:	1256 EUR
Taxe habitation:	EUR

## NOTES