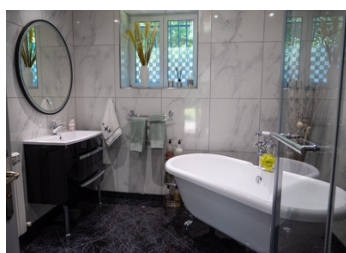
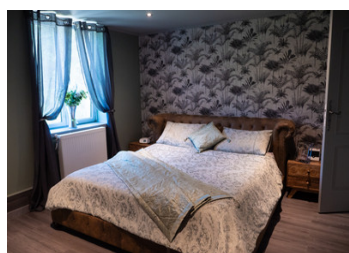


Attractive country property with gîte and business possibilities

EXCLUSIVE



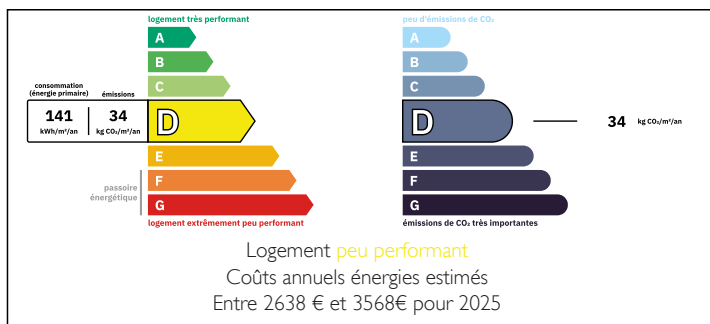
## INFORMATION

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

## IN BRIEF

This beautifully maintained property offers remarkable business potential, with immediate rental opportunities and scope for further touristic expansion. Ideally located and surrounded by mature woodland, the property enjoys a south-facing terrace, excellent privacy, and a peaceful yet accessible setting - the perfect balance for both personal enjoyment and guest accommodation.

## 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 gîte is bright, welcoming, and in excellent condition, providing a spacious, open-plan living and dining area (41 m<sup>2</sup>), a charming kitchen with wooden flooring and colourful tiling (13 m<sup>2</sup>), and a full range of appliances including induction hob, oven, microwave, dishwasher, washing machine, and fridge. The ground floor also includes a bathroom (8 m<sup>2</sup>), while the first floor features three generous bedrooms (17, 16, and 14 m<sup>2</sup>), two with en-suite shower rooms (4 m<sup>2</sup> each).

The gîte is move-in ready, double glazed, fitted with mosquito screens, and can be sold fully furnished, allowing for a seamless transition for those wishing to continue or grow the existing rental business.

Outside, guests can relax in a private garden equipped with a jacuzzi, above-ground pool, and children's play area, all nestled among mature trees that provide shade and privacy.

The garage (72 m<sup>2</sup>), which has a new roof, offers clear potential for conversion into an additional rental unit, further enhancing the commercial appeal (subject to the necessary planning permissions). The property also includes a wood storage, a well in the garden and a generously sized parking area!

The main house is equally spacious and well-appointed, with four bedrooms (15, 15, 15, and 13 m<sup>2</sup>), a large living room with a woodburner (36 m<sup>2</sup>), and a fully equipped kitchen/dining area (35 m<sup>2</sup>) featuring an oven, microwave, induction hob, dishwasher, and fridge/freezer. The master suite includes a shower room (6 m<sup>2</sup>), a dressing area (7 m<sup>2</sup>), and a separate WC (2.5...

## LOCAL TAXES

**Taxe foncière:** 1256 EUR

**Taxe habitation:** EUR

## NOTES