

**UNDER OFFER** Chalet style 2 bedroom house, beautiful setting, lake with an elegant rental cabin.



## INFORMATION

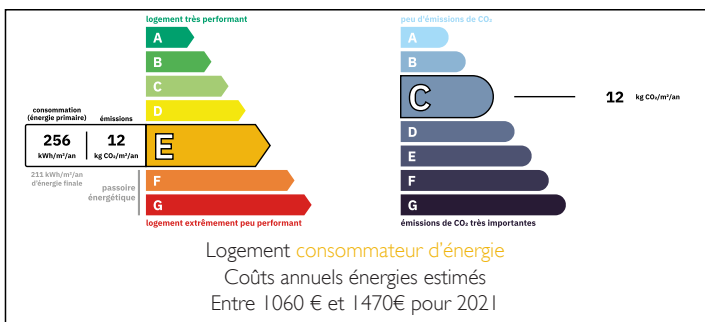
Town:	Marval
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	86.98 m2
Plot Size:	82544 m2

## IN BRIEF

This beautifully presented 2 bedroom chalet style property is set in 8 hectares of countryside. Close to the village amenities, with a private fishing lake and a wood cabin nestled in the woodland.



## 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.



## LOCAL TAXES

**Taxe foncière: 298 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

A 2 minute drive from the nearest village and you enter the property on to a private driveway with parking for several cars. The house is directly ahead with access from the side of the property and facing down towards the lake.

Entrance

Lounge/Kitchen/diner 9.6m x 3.8m (36.46m<sup>2</sup>)

A light and airy space. Double patio doors at the lounge end of the room and a well laid out kitchen at the opposite end. Centrally located is a log burning stove that provides the heating for this room.

A hallway leads to:

Shower Room 2.4m x 2.2 m (5.28m<sup>2</sup>)

A modern shower room, WC & basin. Contemporary decoration.

Bedroom 1. 3.4 x 3.4 (11.56m<sup>2</sup>)

A bright and spacious double bedroom.

Bedroom 2. 3.5m x 3.4m (11.9m<sup>2</sup>)

Double patio doors provide extra light to this double bedroom, or a cozy snug/TV room.

Adjoining the house is a large studio 6.8m x 3.2m (21.76m<sup>2</sup>)

Currently used as an art studio this large open space provides flexibility for a potential buyer. Electric & water are in place.

Terrace 4m x 4m (16m<sup>2</sup>)

A indoor/outdoor space provides comfy seating as well as outdoor dining looking over the beautiful lake and orchard.

At the rear of the property is a large workshop 3.3m x 6.7m (22.11m<sup>2</sup>)

Currently used as a laundry room and storage. This could also be used as a garage as it has large double doors suitable for vehicle access.

Across the orchard is a wooden hanger (50m<sup>2</sup>) with large wooden doors.

A walk through the prairie takes you to the "KOTA-GRILL" a Finnish designed...