

Charming House with gîte, barn & forest views



INFORMATION

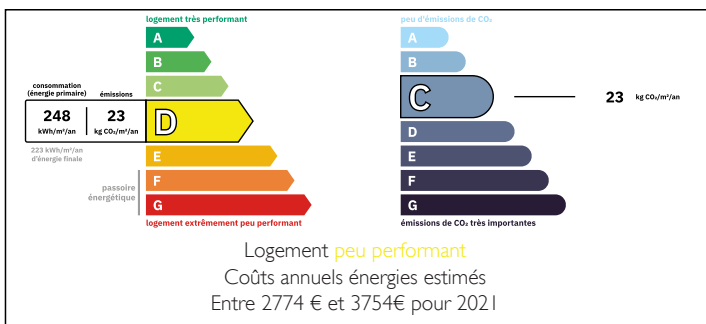
Town:	Marval
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	7495 m2

IN BRIEF

Nestled in a tranquil hamlet with open views of surrounding forests, this beautifully renovated French property offers both a comfortable residence and strong income potential. The main house features a spacious modern kitchen with SMEG appliances, a cosy dining area, two wood burners, underfloor heating, and three well-sized bedrooms—including a main bedroom with en-suite showerroom and access to an upper terrace. A separate, fully equipped gîte provides ideal guest accommodation or holiday rental income, with its own kitchen/living area, bedroom, mezzanine sleeping space, and private terrace.

Additional features include a large garage/barn with mezzanine, new roofing, updated septic system, eco-friendly pellet and wood heating, and a generous garden perfect for enjoying the peaceful natural surroundings. This move-in ready home combines modern comfort with rustic charm and is

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

Located in a quiet hamlet with open views over the surrounding forest, this beautifully renovated French property offers both comfortable living and excellent income potential.

The main house features a modern kitchen (23 m²) with central island, SMEG appliances, dishwasher, and red design accents, opening into a cosy dining area (22 m²) with wood burner. A hallway (9 m²) with underfloor heating leads to a bright living room (22 m²) with wooden floors and a second wood burner. Additional features include a utility room (4 m²), WC (2 m²), and a covered terrace with stable door access.

Upstairs, you'll find three bedrooms (12, 12, and 11 m²), including a main bedroom with en-suite showerroom and built-in wardrobe, an upper terrace (7 m²), and a second modern shower room (3.5 m²) with underfloor heating. The house also benefits from a loft for storage, new roofs (house and barn), updated septic system, new fencing, and eco-friendly heating systems (pellet and wood burners replacing oil heating).

A separate gîte—ideal for holiday rentals or guests—includes a spacious living/kitchen area (23.5 m²) with wood burner, dishwasher, and fridge/freezer, a stylish shower room (4 m²), a ground-floor bedroom (9.5 m²) with wardrobe, and a mezzanine sleeping area (5 m²) with Velux windows. A private terrace enhances guest comfort and privacy.

The property also includes a large garage/barn with mezzanine and new staircase, perfect as a workshop or storage area. Outside, a generous private garden offers peaceful views, ideal for enjoying the tranquil surroundings.

This is...

LOCAL TAXES

Taxe habitation: EUR

NOTES