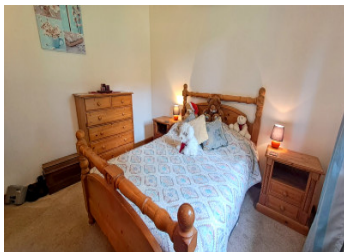


## Modern Detached Home with Guest Gîte apartment, Jacuzzi & Extensive Parking Near Marval



## INFORMATION

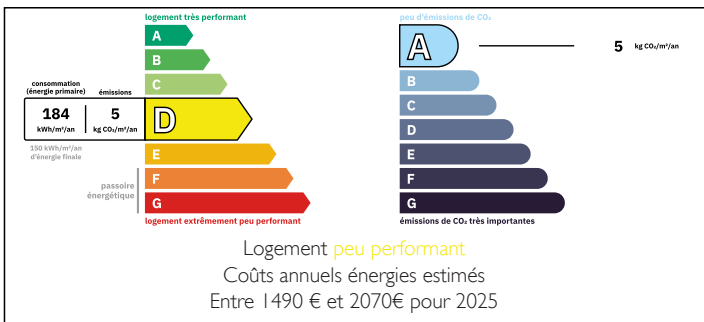
Town:	Marval
Department:	Haute-Vienne
Bed:	4
Bath:	4
Floor:	170 m <sup>2</sup>
Plot Size:	3260 m <sup>2</sup>



## IN BRIEF

Detached four-bedroom property with four bathrooms, benefiting from double glazing, air-to-air heat pump heating, Starlink internet, and double gates. The spacious lounge/diner features bi-fold doors opening onto the garden, creating an ideal entertaining space. Outside offers ample parking for up to ten vehicles, camper van electric hook-up, hot tub, and planning permission for a garage. The property also includes a self-contained one-bedroom gîte apartment, offering excellent guest accommodation or rental potential.

## 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

Built in 2014, this modern detached property with a twist offers spacious and versatile accommodation, set behind gates with parking for up to ten vehicles. The home benefits from double glazing, air-to-air heat pump heating, electric radiators, log burners, Starlink internet, electric garage doors, camper van electric hook-up, and planning permission for a 6m x 7m garage.

The heart of the home is the impressive 47m<sup>2</sup> lounge/diner featuring bi-fold doors opening onto the garden, creating a bright and sociable living space. The separate 20m<sup>2</sup> kitchen is complemented by a practical 7m<sup>2</sup> utility room.

The main house offers three bedrooms, including a 10m<sup>2</sup> principal bedroom with 3m<sup>2</sup> en-suite, a 12m<sup>2</sup> second bedroom, and a spacious 19m<sup>2</sup> third bedroom with 4m<sup>2</sup> en-suite. A separate 6m<sup>2</sup> family bathroom serves the remaining accommodation.

A self-contained gîte apartment with its own private entrance and terrace provides excellent guest accommodation or rental potential. The gîte comprises a 17m<sup>2</sup> open-plan lounge/diner/kitchen and an 8m<sup>2</sup> bedroom with 3m<sup>2</sup> en-suite bathroom.

Externally, the property includes a double garage, large shed, wood store, jacuzzi, and attractive outdoor spaces ideal for entertaining and relaxation. Conveniently located just a five-minute drive from the town of Marval, this unique home combines contemporary comfort with character and flexibility.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 1181 EUR

Taxe habitation: EUR

## NOTES