

Stone village house with garden and garage

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Marval
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	231 m2

IN BRIEF

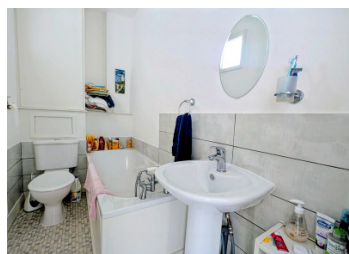
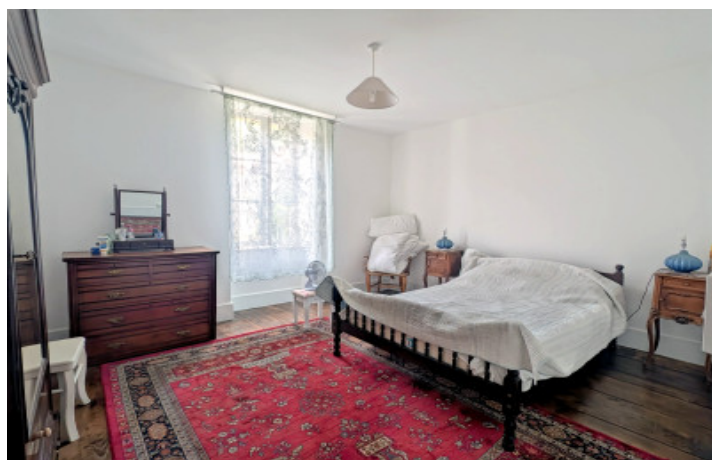
Full of character and potential, the property offers comfortable accommodation comprising entrance hall, utility room, lounge, kitchen, three bedrooms, two bathrooms and mezzanine. With a cellar and an attached garage.

The house is situated in the charming village of Marval, with everyday amenities close at hand, including a small village shop, restaurant and a weekly market.

Ideal as a holiday home, permanent residence or investment property.

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

This habitable home comprises an entrance hall with cupboard (3.8m²) leading to a utility room (7.7m²), with access to both the barn (76m²) and the lounge (17.6m²). From the lounge, you enter the kitchen (18m²), which opens onto a raised wooden terrace with steps leading down to the garden which is split over two levels.

The first floor offers a master bedroom (15m²), a second bedroom (8.8m²) and a family bathroom (3.4). The converted attic provides additional accommodation, including a mezzanine area (14.4m²), a third bedroom (7.3m²) and a shower room (4m²).

The house has beautiful, original oak floorboards throughout.

Situated in a friendly village, approximately 49km from Limoges Airport, this charming property would make an ideal holiday home or permanent residence. In the heart of the Périgord National Park, with the popular market town of Piégut-Pluviers just 10 km away and the historic village of Châlus only 19 km away.

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

NOTES