

Spacious 3 bedroom renovated stone family home with potential for a second house



INFORMATION

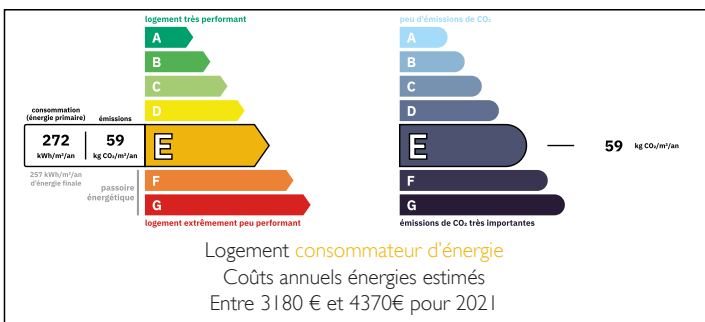
Town:	Marval
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	185 m ²
Plot Size:	378 m ²



IN BRIEF

This village house is abundant in natural light and has an easy to maintain courtyard of 104 m². It is situated in a small and friendly village in the heart of the Périgord Limousin Natural Park. There is an attached second house which has a lot of potential to be converted into a gite, business or extension of the current house.

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 ground floor comprises a spacious entrance hall, a kitchen with an original cast iron bread oven, a dining room of 23 m² with hardwood floors accessible from the kitchen, a cellar and a large utility room housing the water boiler, the washer/drier, a sink and toilet. Both the kitchen and the utility room have access to the courtyard.

The hall with its fireplace, wood burner and original oak staircase leads to the first-floor hallway from which we enter a living area of 30 m² with wood burner. From here you can access a mezzanine room ideal for a study, and a family bathroom with Victorian style bath.

The first-floor hallway also gives access to a shower room and a bedroom of 13 m² both of which give access to two more bedrooms (14 m² and 23 m²), one of which has built in closet. From the shower room we can also access the attic.

The house is heated by oil-based heating and connected to the mains drainage. There is also a good internet connection. This property features a beautiful private courtyard of 104 m². The courtyard has a large wooden deck area currently used as a terrace. Plant life includes shrubs, a fig tree and grape vine. The property also comes with a garage of 59 m² which has front access to the street and can accommodate 2 or more cars.

Attached there is a large second house in sound condition. If renovated it could be used...

LOCAL TAXES

Taxe habitation: EUR

NOTES