

Full renovation project in peaceful hamlet near Marval with great potential and 940m plot

EXCLUSIVE



INFORMATION

Town:	Marval
Department:	Haute-Vienne
Bed:	2
Bath:	0
Floor:	107 m ²
Plot Size:	940 m ²

IN BRIEF

This property is located on the edge of a small hamlet in Marval, Haute-Vienne, and offers a complete renovation project with excellent potential. It currently provides generous volumes over two levels, including a ground floor space of around 20m², a large 26m² room with three Velux windows, and a spacious 27m² kitchen featuring an attractive chimney. A second similar-sized room offers further accommodation options. The property sits on a 940m² plot with space for gardens, parking and outdoor living. A new septic system will be required. Located in a peaceful rural setting close to Marval, with local amenities in nearby villages and Limoges approximately one hour away, this is an ideal project for creating a bespoke countryside home.



ENERGY - DPE

DPE not required.

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 property is situated on the edge of a small hamlet in the commune of Marval, Haute Vienne.

This property represents a full renovation project and offers an excellent opportunity to create a bespoke home in a peaceful hamlet setting.

On the ground floor, you enter into a room of approximately 20m² which could be converted into a comfortable living area. At the rear of the property there is a space that could accommodate a shower room with WC, along with a storage area housing the electric hot water tank.

The first floor is accessed via a staircase leading to a spacious room of around 26m², potentially to be used as a bedroom, benefitting from three Velux windows providing good natural light.

Adjacent to the living room is a large kitchen of approximately 27m², featuring an attractive large chimney and offering excellent potential to create a generous kitchen. A second staircase leads to an additional room of similar proportions, which could serve as a second bedroom.

The property sits on a plot of approximately 940m², offering a pleasant outdoor space with scope for landscaping, seating areas and parking. There are neighbouring properties nearby within the hamlet, giving a sense of community while still retaining a rural feel.

The building requires complete renovation throughout, including modernisation of all internal services and finishes, but offers generous volumes and a flexible layout, making it an ideal project for those looking to design and create a personalised home in the countryside. It...

LOCAL TAXES

Taxe habitation:

EUR

NOTES