

Exceptional historic estate with guesthouse, outbuildings and a lake



INFORMATION

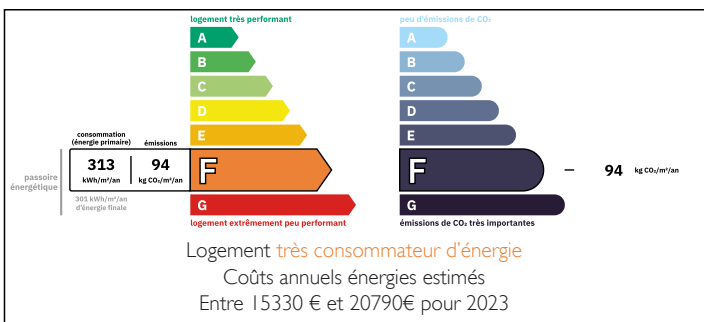
Town:	Marval
Department:	Haute-Vienne
Bed:	8
Bath:	3
Floor:	472 m2
Plot Size:	39437 m2

IN BRIEF

This remarkable historic estate is believed to date back to the 10th century, with public records from 1480 linking it to various local noble families. Local legend also associates the estate with the Protestant leader Admiral Gaspard de Coligny during the Wars of Religion in 1569.

Set within a picturesque countryside environment it lends itself perfectly to becoming a prestigious bed and breakfast or gîte complex or an exclusive wedding and special events venue. Equally, it has the potential to become an exceptional private country residence.

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.



LOCAL TAXES

Taxe foncière: 1675 EUR

NOTES

DESCRIPTION

A spectacular gated entrance (typical of noble rural estates) opens onto an impressive courtyard, immediately setting the tone for this historic estate.

The courtyard leads to the principal residence, whose elegant façade and twin towers evoke the grandeur of a château, while the rear elevation enjoys the refined character of a manor house overlooking beautiful parkland.

The main residence offers spacious and characterful accommodation. On the ground floor, a welcoming entrance hall leads to a salon with open fireplace, a dining room with parquet flooring, two further salons and a kitchen featuring marble worktops. Also on this level are two bedrooms, a WC, and an additional room with the potential to be converted into a bathroom.

A magnificent stone staircase, one of the property's standout features, leads to the first floor, where four generous bedrooms, two bathrooms and a separate WC provide ample family or guest accommodation.

A second house of 88m² offers independent living space and comprises a charming lounge with pellet burner and traditional floor tiles, together with a kitchen, bathroom and WC. Upstairs are two further bedrooms.

The estate is further enhanced by two barns, former pig sties and an additional small outbuilding arranged over two levels, providing extensive storage, workshop or development potential (subject to the necessary permissions).

The majority of the land is adjoining the property, with a pleasant walk leading to a small lake (non-compliant).

While immediately habitable, the property requires a programme of renovation and modernisation throughout, including works to windows, insulation,...