

2 bedroom village property to refresh/finish renovation, attached barn, parking and garden opposite of 460m .

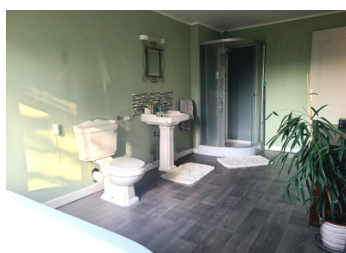


## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Marval       |
| Department: | Haute-Vienne |
| Bed:        | 2            |
| Bath:       | 1            |
| Floor:      | 105 m2       |
| Plot Size:  | 460 m2       |

## IN BRIEF

The property has been mostly renovated, but there is some finishing off to be done, and a general refresh throughout is now needed. The roof is in good condition, the property is heated via a wood burning fire in the main living room, and additional electric wall mounted radiators.



## 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: 300 EUR**

## NOTES

## DESCRIPTION

The house is a stone built property, with wooden shutters, all in good condition. Most of the renovation work has been done or started, the work that is left is mostly refreshing and a fair bit finishing off. The property consists of a large open plan living room/kitchen, this is 51m<sup>2</sup> in total with a feature fireplace with woodburning stove, and a beautiful new oak staircase that separates the two areas. The kitchen has recently fitted grey units, with fresh white tiled splashback, there is space for a large double oven, dishwasher and washing machine beneath the worksurfaces. There is also a cupboard for a vacuum & brooms etc, and next to the front door another cupboard which holds all the electricity meters.

Upstairs there are 2 bedrooms of 13.8m<sup>2</sup> & 17.5m<sup>2</sup>, and a bathroom with roll top bath, separate shower, sink and w.c. The attic space is accessed via a door off one of the bedrooms, this has been fully insulated. The property benefits from mains drainage connection and all the windows have been replaced with white double glazed upvc units. There is an attached barn to one side of 45m<sup>2</sup> with a very good roof on it. The garden is directly opposite the property, it is a very small quiet village road. The garden of 460m<sup>2</sup> has several large trees offering some shaded areas, and privacy at the...