



## Charming spacious renovated 3 bedroom, 2 bathroom character property in village location



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 189,803.66

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Marval
Irányítószám:	87440
Feladta:	2024. 05. 10.

### Leírás:

This pretty stone property is located in the historic village of Marval and is within walking distance of all local amenities. It's spacious rooms with original features will not fail to impress. The main entrance to the property leads you into an elegant reception hall that has a wonderful fireplace and wooden flooring. On the ground floor there is a large dining room that connects to the kitchen. The kitchen has a good range of cupboards, Belfast style sink, dishwasher, electric oven, and a lovely original bread oven. There is also a freestanding wood burning oven that provides lots of extra heat. The kitchen has direct access to the rear courtyard garden allowing for easy outdoor dining. Finally on the ground floor there is a good sized utility room with a toilet. A beautiful wooden staircase leads to the first floor accommodation where there are 3 good sized bedrooms, a lounge and 2 bathrooms. The principal bedroom has a connecting door to one of the 2 modern bathrooms, this bathroom has a toilet, shower and sink. The second bathroom has a freestanding rolled top bath, large sink and a separate toilet. The stunning lounge has a high ceiling, wooden flooring and a feature fireplace that houses a wood burning stove. There is a lovely little mezzanine room that overlooks the lounge which is presently used as a music room. A door in the corner of the lounge connects the main house to one of the dependences. There is a large attic that could be used for further accommodation if needed. The house renovation was completed about 10 years ago and is ready to move into. The house has been rewired, has new plumbing, has been well insulated, good internet connectivity and has an oil fired central heating system. The roof is in good order. The sale price includes some of the furniture. The property comes with 2 barns. The first barn of approximately 60m<sup>2</sup> is attached to the side of the house and has plenty of room for internal parking and storage. The second barn is to the rear of the house and overlooks the courtyard. This building offers considerable potential for



anyone with a project for a gite or studio or of course could be simply left as storage. The building has 2 floors and provides approximately 190m<sup>2</sup> of space. The roof is in good order and there are already windows and staircases in place. The garden is very easy to maintain and provides a lovely sunny outdoor space for entertaining and relaxing. Marval is a dynamic village situated in the Perigord-Limousin Natural Park on the border of the Dordogne region. The village has 2 communal halls which offer a variety of activities and classes to local residents. There is a good restaurant, shop and post office in the village and there are a variety of supermarkets within a 10 minute drive. The house is located approximately 45 minutes from Limoges International Airport and is ideally located for those looking for a holiday home in this beautiful region.

## Gyakori

Hálósobák:	3
Fürdőszobák:	1
Kész négyzetméter:	185 nm
Telekméret:	378 nm

## Room details

Total rooms:	8
Indoor Features:	Fitted kitchen

## Utility details

Heating Fuel:	Oil
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	272
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## Building details

Parking:	Yes
Number of Garages:	1
Emeletek száma:	2

## Lease terms

Date Available:	
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## További információ

Weboldal URL:	<a href="http://www.arkadia.com/TXNV-T13520/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/TXNV-T13520/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1201847329
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