



## Large renovated house in lovely village.,

87440, Marval, Haute-Vienne, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 2 Baths

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# €175,900

Ref: BVI24947

## Property Description

This beautiful 3 bedroomed village property is deceptively spacious with a kitchen, laundry room, entrance hall and dining room on the ground floor. A superb large living room with mezzanine, 3 bedrooms and 2 bathrooms on the first floor. There is a large garage and a good sized barn with renovation potential. It has been tastefully renovated and decorated and benefits from oil and wood fired central heating systems (installed in 2007) and from being on mains drains. The village offers a restaurant and a grocery with bread store. There is also an artisan producer's market every Sunday. The village is located in the Perigord-Limousin area at only ten minutes drive to a small town with all amenities and a colourful weekly market. Nearest airport Limoges-Bellegarde (approx. 45 minutes drive). The house has a large attractive low maintenance sunny and private courtyard accessed from both the house, the barn and through gates at the rear. The property could offer the potential for you to create a business opportunity such as a BnB or guesthouse or a ready to move into, comfortable primary or second home. The property could be sold ready furnished. Plot size 376 m<sup>2</sup>.

Price including agency fees : 175 900 €

Price excluding agency fees : 162 871 €

Buyer commission included: 8 %



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