

Great 4 bedroomed house with barn and garden in a lively village with shops.

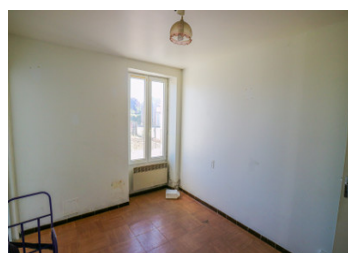
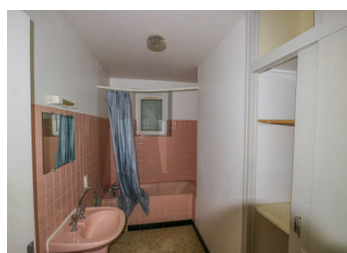
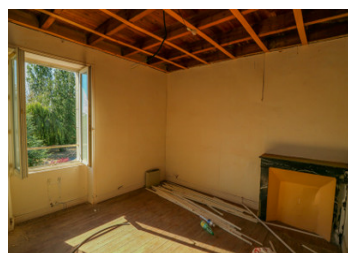
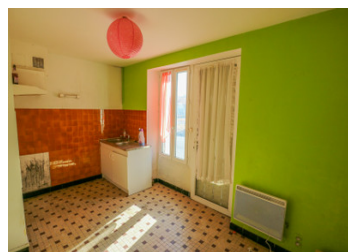


## INFORMATION

Town:	Bussière-Poitevine
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	151 m <sup>2</sup>
Plot Size:	580 m <sup>2</sup>

## IN BRIEF

This building is currently divided into two flats which could be ideal for rental but it could quite easily become a good sized family home once again. Good amount of renovation work to do. Attached barn and garden. Village has grocers store, bar, restaurant, pharmacy and bakers.

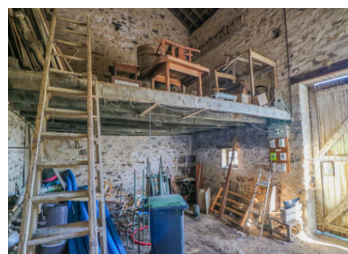
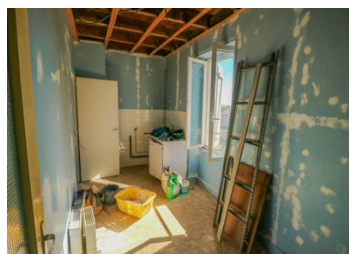
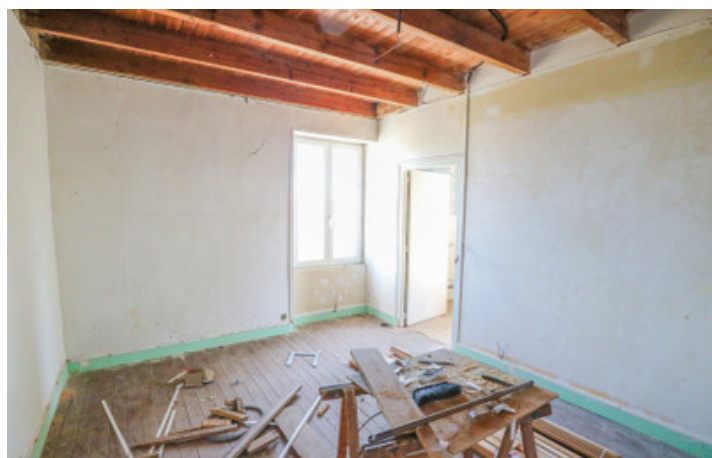


## ENERGY - DPE

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

### GROUND FLOOR

Kitchen 4.59m x 2.42m

Lounge 4.45m x 5.55m

Bathroom with bath and basin 3.55m x 1.51m

Toilet

Bedroom 1 2.76m x 3.55m

Bedroom 2 2.59m x 3.54m

### FIRST FLOOR with renovations to do

Bedroom 1 3.52m x 3.68m

Bedroom 2 4.33m x 3.59m

Kitchen 4.52m x 2.11m

Lounge 3.36m x 4.50m

Bathroom to finish 1.79m x 3.57m

### EXTERIOR

Barn 5.64m x 7.55m

Cellar

Garden

## LOCAL TAXES

Taxe foncière: **800 EUR**

Taxe habitation: **EUR**

## NOTES

The lively village of Bussière Poitevine has a bar, restaurant, hardware store, bakers, pharmacy and grocers store plus a small market on a Saturday morning. Situated not far from the main RN147 route between Poitiers and Limoges it is ideal for both airports and travel links by road and rail. The large town of Montmorillon is just 25km away which offers bars, restaurants, supermarkets, hospital, train station, choice of shops, cinema and swimming pool. The town of Bellac is also easily accessible at 20km with supermarkets, bars, restaurants, train station and a large choice of shops.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>