

A house, an apartment, and a shop with a rental income



INFORMATION

Town:	Bujaleuf
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	160 m2
Plot Size:	970 m2

IN BRIEF

In the middle of Bujaleuf, next to the church, this property awaits you as new owner. Bujaleuf is famous for its swimming and fishing lake. All amenities like bakers, pharmacists, supermarket, post office, and doctors are in town. Limoges with its international airport is only a 40-minute drive away.

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

The property is split in three:

1. A big open living main house with mezzanine
 - Kitchen / Living 35 m²
 - Bedroom 11 m²
 - Bathroom 5 m²
 - Mezzanine 18 m²
 - Hallway 4 m²

Separate toilet

Total living 72 m²

Mains drainage

Garden behind

Garden in front

Wood burner

Insulated walls plus roof

LOCAL TAXES

Taxe foncière: 1509 EUR

Taxe habitation: EUR

2. A first floor apartment with separate entrance (to renovate)

- Kitchen 15 m²

- Bedroom 10 m²

- Bathroom 4 m²

- Hallway 10 m²

3. Shop (rented out)

- Studio above (to renovate)

- Yearly rent 6000+ euros

NOTES

Total terrain 970 m²

Roofs in good condition

Walls in good condition

Mains drainage

Taxe Foncière : 1509 euros per year.

For more information and photos, please your local agent (me), Jacco van Mourik.

Information about risks to which this property is