

A 3 / 4 bedroom village property with large 83m<sup>2</sup> of shop space and 80m<sup>2</sup> apartment above



## INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	82 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Located in the centre of popular Bussiere Poitevine this property offers the potential to create a business with living accommodation or 2 apartments or one large house - maybe a B&B or gites? The option is yours ( all subject to planning)



## 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

From the street - two doors - one for the shop and one to access the apartment and shop

On the ground floor you have a corridor with door to left

Shop space of approx 83m<sup>2</sup> - large windows overlooking the village street

Office - 4m x 3.3m with a very small courtyard access

Room - 2.6m x 3m

WC

Off the corridor there is a door to the cellar where you will find the old well, and old oil heating system since removed

Stairs from corridor to first floor

Living room 5.2m x 4.4m - Flue for wood burning stove in place

Kitchen / Diner 5.1m x 4.2m

Bedroom 1 3.2m x 3.7m

Bedroom 2 3.5m x 3.2m

Bedroom 3 3.6m x 3.2m

Bathroom 4.8m x 1.5m

WC

Stairs from Salon to the attic where you will find another room 5.4m x 4.4m which could be another bedroom

Attic space of 5.2m x 7.1m

Please note that there is no garden with this property only a very small courtyard

Heating - none although radiators exist from the old oil central heating system

Windows - Single Glazed

Mains Drains

Electrics will need to be updated

The village of Bussiere Poitevine has many shops and

## LOCAL TAXES

Taxe habitation: EUR

## NOTES