

UNDER OFFER Charming 3 bedroom property with a delightful garden and outbuildings. Peaceful hamlet setting.

EXCLUSIVE



INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	3709 m2

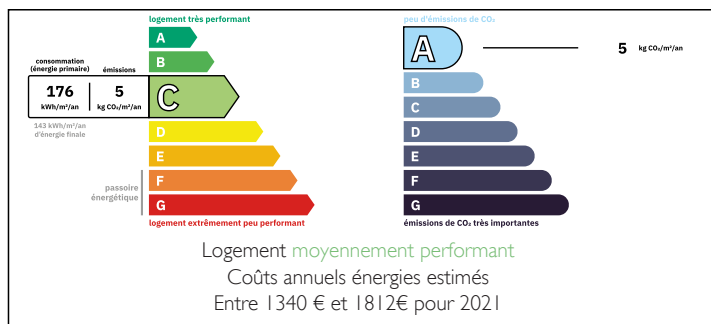
IN BRIEF

This delightful countryside property offering approximately 115 m² of habitable space, has been renovated to provide a comfortable 3 bedroom accommodation. It comes with an adjoining outbuilding (49 m²) and an independent barn (70 m²) Situated in a tranquil hamlet surrounded by beautiful countryside, just 6 km from the lively village of Bussière Poitevine which offers full local facilities (village shop, bar/restaurants, bakery bank etc) and 22 km from Bellac where you'll find all the amenities and services you could need, as well as a SNCF railway station served by the Limoges-Poitiers line. Limoges airport is a stress free 55 minute drive away.

The property briefly comprises on the ground floor: Kitchen/diner, sitting room and a bedroom with en-suite shower room. First floor: 2 bedrooms, study and bathroom. Heating is provided by a wood burning stove in...

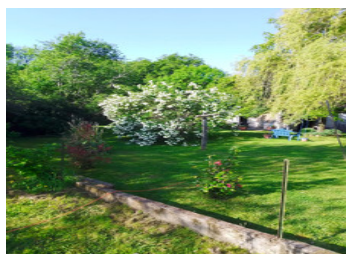


ENERGY - DPE



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 layout is as follows.

Ground floor :

Kitchen/diner (30 m²)

Living room (32 m²)

Bedroom 1 (9 m²) with en suite shower room (6 m²)

First floor :

Office (6 m²)

Bed 2 (13 m²)

Bed 3 (11 m²)

Bathroom (4 m²)

An inviting relaxed country retreat, ideal as a holiday home or permanent residence.

LOCAL TAXES

Taxe habitation: EUR

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

NOTES