

Charming property with income! Village home + leased commercial space, multiple investment options

EXCLUSIVE



INFORMATION

Town:	Bussière-Galant
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	532 m2

IN BRIEF

Income from downstairs florist (€250 p/month).

Spacious home which could be divided into 2 houses:

Kitchen/Living room, bathroom, 2 bedrooms + garage and front garden.

Open kitchen+dining, living room, bathroom, and 1 bedroom with back garden.

Either lower your own living costs or use the property as a complete investment by renting out 2 houses.

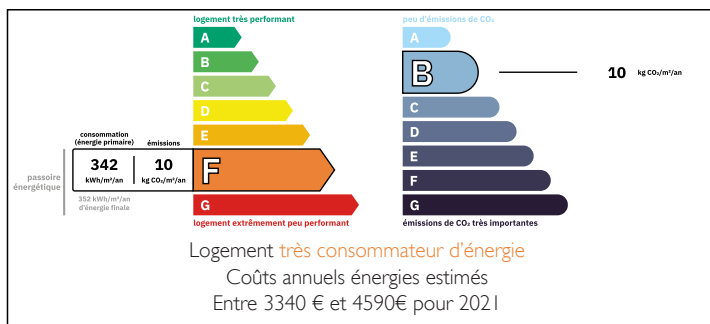
All amenities are just a short walk away; the town offers a Supermarket, Baker, Butcher, Florist, and a lively Bistro/Bar.

The train station offers a good connection to the

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.

ENERGY - DPE





DESCRIPTION

Imagine living in a lively French village, with the comfort of a spacious home and the potential for additional income. This property in Limousin offers you all that and more!

A Spacious Home Full of Character.

This house boasts no less than eight rooms, including three comfortable bedrooms and two bathrooms. The large living rooms are heated by a pellet stove and a France Turbo wood-burning stove, while the bedrooms are equipped with efficient electric radiators.

Flexible Layout: One or Two Houses?

What makes this property truly special is its flexible layout. It can easily be divided into two separate houses. One unit would then offer two bedrooms, a living room, and a kitchen. The other unit would have one bedroom, a living room, and a separate kitchen/dining room. This opens the door to various possibilities, such as renting out a portion to reduce your own living costs, or even fully renting out both units as an investment.

Additional Income and Outdoor Living.

Below the property is a charming flower shop, currently rented for €250 per month. This is a stable source of income that directly contributes to the profitability of your own home! Attached to the house, you'll find a practical garage, and you'll benefit from a generous garden of approximately 380m² with rear access. Perfect for long summer evenings or for children playing. Above the neighboring butcher shop, you'll also find a private terrace that belongs to the property.

A Smart Investment.

This property represents an excellent investment. Whether you...

LOCAL TAXES

Taxe foncière: 1181 EUR

Taxe habitation: EUR

NOTES