

A two bedroom village house with attached small garden in the centre of popular Bussière Poitevine.

EXCLUSIVE



INFORMATION

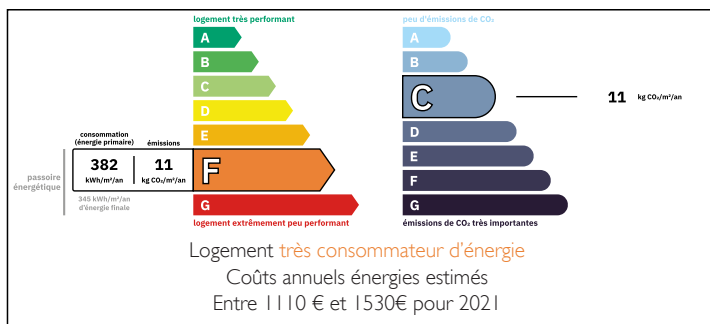
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	62.4 m2
Plot Size:	540 m2

IN BRIEF

Situated in the heart of Bussiere Poitevine this charming little cottage is ideal as a holiday home - will need some updating and the garden taming but will make a fantastic home for someone that wants to be near to commerce - bakers, bank, convenience store etc

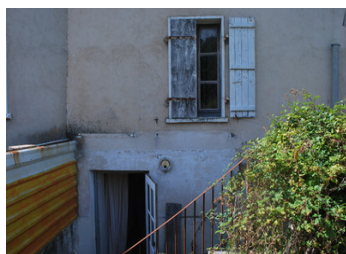


ENERGY - DPE



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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 - front door to

One room which will be the living / dining room and kitchen 6.6m x 4.7m - would benefit from a new kitchen to be positioned near to the back door - there is a large wood burning stove which would heat most of the property - flooring is parquet but again would need attention

Door to a separate wc and lovely oak staircase

First floor - Bedroom 1 3.7m x 4.5m

Bedroom 2 2.5m x 2.9m

Shower room / WC 2.6m x 1.5m

Stairs to attic which is big enough to create another bedroom - work started with bath installed

Outside - there is a small store / hanger - all needs to be tidied up - stairs to a small garden which again needs to be cleaned but would make a lovely manageable garden

There is also two separate plots of land nearby - one looks like woodland 354m2 and another of approx 83m2

The house has

Mains Drains

Single glazed windows - double glazed PVC doors to front and rear

Attached on both sides

Heating - wood burning stove

LOCAL TAXES

Taxe foncière: 302 EUR

Taxe habitation: EUR

NOTES

The village of Bussiere Poitevine has a bar/ tabac, grocery store, hairdressers, bakers, butchers, bank, tea room, hardware store, garages etc all within a few minutes walk

The larger towns of Bellac and Montmorillon are less than 30 minutes

The airports of Limoges and Poitiers are both under an hour away

Information about risks to which this property is