

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 m2
Plot Size:	540 m2

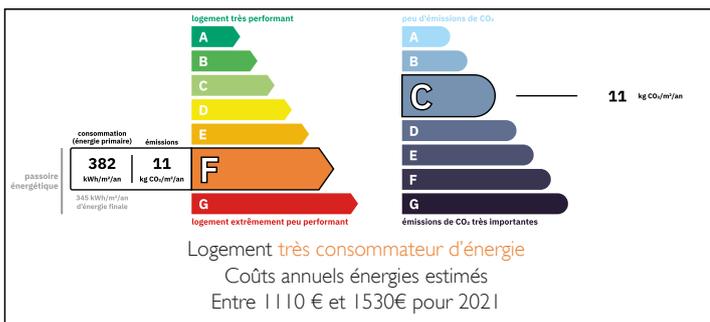


IN BRIEF

Ideally located in the centre of Bussière-Poitevine, this delightful cottage is perfect as a holiday home or lock-up-and-leave. Just steps away from local commerce—including a bakery, bank, and convenience store—it offers the charm of village living with everything close at hand.

The property would benefit from some updating and garden maintenance, but it has excellent potential to become a cosy home or weekend retreat.

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

Located in the centre of Bussière-Poitevine, this cottage offers a perfect village lifestyle with all essentials within a few minutes' walk: bar/tabac, bakery, grocery store, butcher, bank, hairdresser, tea room, hardware store, and garages.

The larger towns of Bellac and Montmorillon are under 30 minutes away, while Limoges and Poitiers airports are both less than an hour's drive, making it ideal for weekend getaways or...