

Single-storey bungalow with private garden and amenities within walking distance.

EXCLUSIVE



## INFORMATION

Town:	Bussière-Galant
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	827 m2

## IN BRIEF

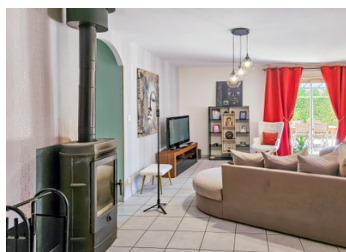
A detached bungalow with a very spacious living room, entrance, and open kitchen, which together form a 65 m² space. It has 3 good-sized bedrooms, a large bathroom, and a separate toilet.

The property is very well insulated and features a wood-burning stove in the living area, while the rest of the house is heated by electric heaters, and hot water is provided by an electric boiler.

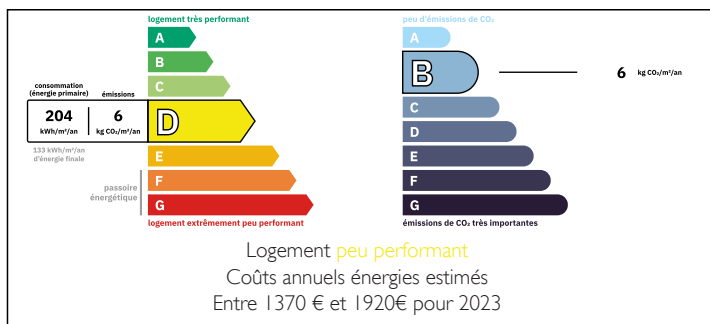
The house is detached and comes with a private, south-west-facing garden that is not overlooked by neighbors, offering a true sense of privacy.

There is also a garage attached to the house.

The house is located 2 minutes from Bussière-Galant (bourg), which offers all amenities, including a supermarket, butcher, bakery, florist, and a lively bar/restaurant. The Espace Hermeline recreation

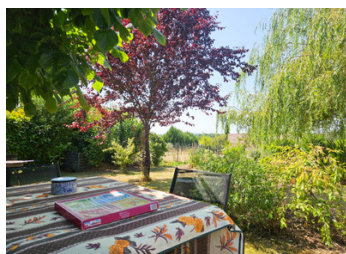


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière:	725 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

This charming detached bungalow of 105 m<sup>2</sup> is perfect for anyone seeking comfort, tranquillity, and privacy. The property is located in a peaceful and green setting, just 2 minutes from the vibrant centre of Bussière-Galant, with all its conveniences.

### Comfort and space:

The home features a generous and bright living space of 65 m<sup>2</sup>, combining a spacious living room, dining area, and an open-plan kitchen. The area is cozy and is heated by a wood-burning stove, creating a warm and welcoming atmosphere in winter. The rest of the house is heated by electric heaters, and hot water is provided by an electric boiler.

### Layout and insulation:

The bungalow offers three good-sized bedrooms, a spacious bathroom, and a separate toilet. The property is very well insulated, ensuring low energy consumption and a pleasant indoor climate throughout all seasons.

### Outdoor living:

A garage is attached to the house, and a wonderful private, south-west-facing garden. The garden offers complete privacy and is the ideal place to relax and enjoy the peace and nature.

### Location:

Situated just 2 minutes from the centre of Bussière-Galant, with a supermarket, butcher, bakery, florist, and a lively bar/restaurant. The Espace Hermeline recreation centre is only a 5-minute drive away, and the train station provides direct connections to Limoges and Bordeaux.

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