

A wonderful 2 bedroom hamlet house with a detached two bedroom Gîte & attached pretty gardens



INFORMATION

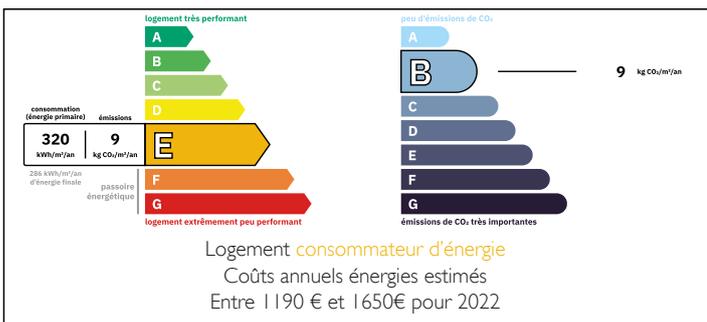
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	4
Bath:	4
Floor:	140 m2
Plot Size:	2042 m2



IN BRIEF

Set in a quiet hamlet with lovely views across the countryside, a two bedroom house with a detached two bedroom Gîte - the properties is in very good condition and ready to move into - great for use as a B&B or Gîte business and not far from the village of Bussiere Poitevine where you will find small shops etc

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 main house

Enter through the front door to the Salon 5.7m x 4.7m - wood burning stove - window to the front overlooking the countryside

Door to hallway where you will find a WC under the stairs

Door to Kitchen / Dining room 3.6m x 5.7m with views to the back garden and countryside

First floor

Bedroom 1 2.9m x 4.3m

Bedroom 2 9m x 2.6m

Bathroom 2m x 2.3m

Second house / Gite

Door to Living / Dining room 4m x 5.8m - wood burning stove

Door to separate WC

Door to bathroom 1.8m x 1.5m

Door to kitchen 6m x 3m

First floor

Bedroom 3 3.8m x 3.4m with en-suite WC 2.4m x 1.3m

Bedroom 4 3.7m x 5.6m with en-suite shower room 1.8m x 1.8m

Attic space 1m x 3.6m

Outside

There is a storage building 6m x 2.3m

A lovely garden with shrubs and trees

Terrace x 2 - one with jacuzzi that is heated by a wood burner

The house currently used as the main house is attached on one side - the gite is detached

Heating - wood burning stoves

Windows - double glazed

Fosse septique

The properties are 5 minutes drive from the village of Bussiere Poitevine or 9 mins by bike - here you will find a convenience store, bank, hairdressers, tabac / bar, bakers, butchers, garage, hardware store

LOCAL TAXES

Taxe foncière: 332 EUR

Taxe habitation: EUR

NOTES