

Classic 1980s architect-designed home, 4 bedrooms, private setting, woods & field, 1km village with commerces



## INFORMATION

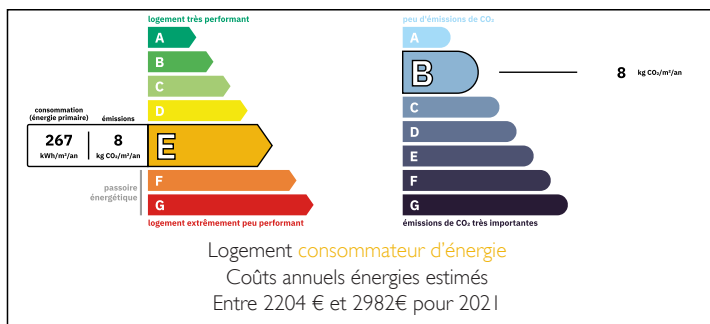
Town:	Bussière-Galant
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	155 m2
Plot Size:	27270 m2

## IN BRIEF

This sunny, architect-designed home (1985) sits on the edge of the Dordogne/Haute Vienne, privately at the edge of a vibrant village with commodities and a train station —just 1km away. Surrounded by countryside, it offers immediate access to walking and cycling trails, and a large leisure lake is nearby. Limoges Airport, with year-round UK flights, is 35km away.

Set over four levels, the house includes 4 bedrooms, 2 bathrooms (one en-suite with dressing room), a bright open-plan kitchen/living space, and a cosy area by the fireplace. At driveway level is a large double garage; below is a workshop, utility area, and wood store. Outside, a gated entrance leads to parking, terrace, and a lawned garden with mature trees and a shady wooded area. At the rear is an enclosed field, vegetable patch, greenhouse tunnel, and wooden storage cabin...

## 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.



## LOCAL TAXES

**Taxe foncière:** 1200 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This beautiful, sunny home, built in 1985, is privately situated at the edge of a village with full amenities and a train station. Limoges airport is only 35km.

In excellent condition, this unique property is set across four levels. At the driveway level, you'll find a spacious double garage, with a large workshop/utility area and wood store on the lower garden level.

The house offers 4 bedrooms and 2 bathrooms, including an en-suite with a dressing room. A bright, open-plan kitchen and living area lets the outdoors in, and there's a cosy sitting space with a fireplace—perfect for relaxing evenings. The electrics were updated in 2022/2023, and the home features aluminium double-glazed doors and windows throughout, modern electric radiators, along with mains drainage.

Outside, a gated entrance leads through a wooded area to the parking and garage. A terrace and lawned area at the front are framed by mature trees and shrubs, while the fully enclosed garden includes its own wooded section, total plot size of 6,5 acres. To the rear, there is a large, enclosed field (2,5 acres), a vegetable patch with greenhouse, and a charming wood cabin for storage.

This is a truly special home in a peaceful setting—just 1km from a village offering shops, services, a train station, and a large leisure lake with zipline nearby.

### HOUSE

Basement level: 85m<sup>2</sup> (13,5m x 6,3m)

utility area, workshop, wood store, cellar. Linky meter and 300L water tank.

Garden level:

Living room - 53,1m<sup>2</sup> (8,1m x 6,56m) 3 x large sliding doors to...