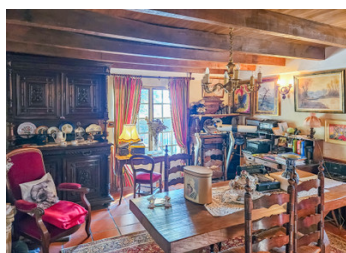


Magnificent House of Character with Great Renovation Potential (barn) and Peaceful Location

EXCLUSIVE



INFORMATION

Town:	Bussière-Galant
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	153 m2
Plot Size:	3920 m2

IN BRIEF

The property exudes a rich atmosphere, particularly in the appealing living room, complete with a large, characteristic fireplace. The main residence features four bedrooms, a separate dining room, and an office. There are currently two kitchens.

The plot includes an adjacent barn that offers significant potential for a second living space/Gîte. This barn, which benefits from a new roof, is currently an empty shell and is completely unfinished. It comprises one large room with two smaller adjacent rooms on the ground floor, and two spacious rooms upstairs. It has a great view over the countryside.

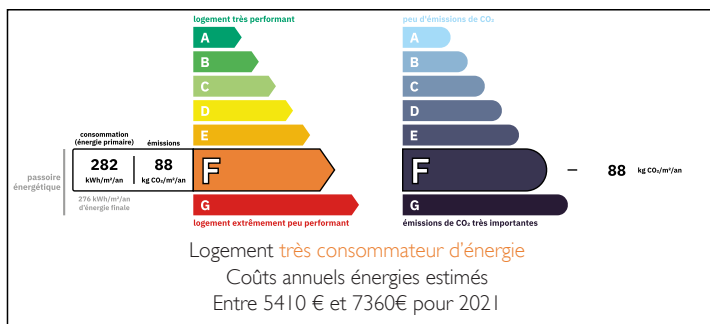
The property benefits from a double garage near the entrance, where the oil tank for the central heating is also located.

The entire property possesses a lot of charm,

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.

ENERGY - DPE





LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Upon arrival, the property features a garage to the left and the main entrance port in front. To the right is a small house currently used as an atelier or workshop.

Entering the front garden, you will find a swimming pool (currently out of use) and, to the left, the terrace. The main front door is located here, as well as an independent access point to the dining room, allowing for perfect indoor-outdoor integration when entertaining.

Stepping inside the main house, you enter the charming living room dominated by a large, traditional open fireplace, creating an immediate sense of character. To the left is the main kitchen, and straight ahead leads to a secondary utility kitchen.

To the right of the living room, a hallway leads to the office and the main bathroom. This hallway also provides access to the dining room, adjacent to which is the first bedroom. The remaining bedrooms are situated on the first floor.

Walking from the main garden towards the barn, you are met with a beautiful view of the surrounding countryside. The adjacent barn presents an exciting opportunity to create a second dwelling or gîte; it features three rooms on the ground floor and two spacious rooms on the first floor. Please note: the barn is an empty shell and requires renovation.

The storage barn is located on the right side of the plot and provides extensive storage capacity.

For convenience, the garden also features a well and has separate gated vehicle access from...