

OFFER ACCEPTED: Beautifully presented detached 2 bedroom character property, with a picturesque garden, barns.

EXCLUSIVE



INFORMATION

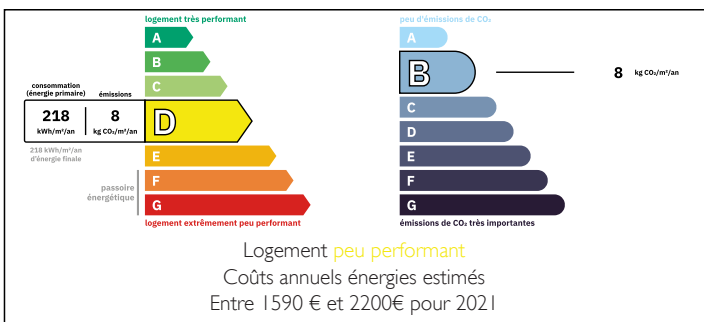
Town:	Bussière-Galant
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	85 m ²
Plot Size:	1590 m ²

IN BRIEF

Set within a peaceful hamlet, this attractive detached property combines character features with practical ground floor living. The accommodation includes two bedrooms and a country-style kitchen complete with a log-burning stove, creating a warm and inviting focal point.

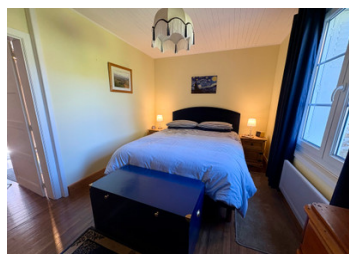
Externally, the property enjoys a picturesque garden, ideal for outdoor dining or relaxation, along with the added benefit of private parking. A garage and separate workshops provide valuable storage and versatile workspace, enhancing the property's overall appeal.

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

You access the property through double gates on to a large gravel driveway. You enter the property through a conservatory (1.9m x 2.0m) and then into the cottage style KITCHEN 5.3m x 4.1m (21.7m²) with beams, a log burning stove, dining table and lots of character. The LOUNGE 5.2m x 3.2m (16.6m²) leads off the kitchen. A bright room with central log burner. Through the kitchen is a UTILITY ROOM 2m x 1.7m (3.4m²) and a SHOWER ROOM 1.1m x 1.9m (2.09m²) a separate WC. Also on the ground floor is a DOUBLE BEDROOM 2.8m x 3.8m (10.6m²). Next to the bedroom is an OFFICE 3.9m x 2.8m (10.92m²) a flexible place with it's own door to the garden. Also with built in storage. Stairs lead from here to a large and bright BEDROOM 3.8m x 5.7m (21.66m²).

LOCAL TAXES

Taxe habitation: EUR

OUTSIDE

The property has 4 separate barns/workshop spaces. A TOTAL of 213m².

1 - 4.5m x 7.9m (35.5m²)

2 - 8.5m x 12.5m (106m²)

3 - 3.1m x 8.3m (25.7m²)

4 - 9.3m x 4.9m (45.5m²)

LOG STORE - 13.2m x 4.0m

SUMMER HOUSE - 2.1m x 2.2m

BREAD OVEN - 2.7m x 2.6m

CAVE - 7.3m x 4.7m

NOTES

The garden is immaculately maintained with vegetable garden, greenhouse and a small pond. A haven for wildlife and birds. Secure, fully enclosed garden—ideal for those with dogs.

Double glazed & well insulated.

The property is served by a compliant modern micro station wastewater treatment system.

Information about risks to which this property is exposed is available on the Géorisques...