

Superb stone house with gite on the outskirts of a village with outbuildings, a parcel of land and a pond

EXCLUSIVE



INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	4663 m2

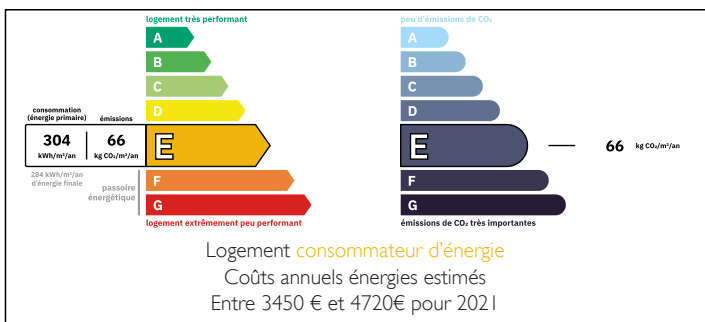
IN BRIEF

This charming stone-built property is ideally situated on the outskirts of Bussière Poitevine, within easy walking distance of local amenities, offering the perfect balance of countryside living and village convenience.

It is a very versatile property, at approx 90 m2, it is not too big but would be ideal as a family home, retirement home or holiday retreat, with 3 bedrooms upstairs (3m x 3m) (14.3 sq m) (2.9m x 2.6m), a downstairs shower room (1.9m x 2.3m), kitchen(5.2 x 5.2), utility room (2m x 2m)and living room (3.9m x 5.2m).

The front door opens into a spacious and welcoming traditional kitchen, truly the heart of the home. Featuring a wood-burning stove for warmth and atmosphere, along with French doors leading directly to the terrace and the rear garden, this attractive room is ideal for family living and

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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.



NOTES

DESCRIPTION

Also on the ground floor is a practical utility room and a newly decorated shower room with WC which is suitable for wheelchair access. The living room, currently used as a ground-floor bedroom, offers accommodation and could easily become a comfortable sitting room or lounge. It benefits from a fireplace with an electric fire and a large window allowing plenty of natural light.

Upstairs, a central hallway with beautiful exposed oak beams leads to three bedrooms, with character and charm.

The property is in need of updating but offers the potential to become a lovely home.

Outside, the rear of the property features a covered terraced areas ideal for outdoor dining and relaxing, together with a small fenced garden. Beyond this is a larger garden area with mature trees providing both shade and open green space.

To the side of the property are several useful outbuildings, additional garden space, and a large pond, adding to the peaceful rural feel of the property. Some of the roofs will need to be repaired.

At the front of the house is a private driveway and an extensive barn currently used as a workshop and storage area. There are also two additional sheds housing the oil-fired central heating boiler and wood storage. The gite roof, and some of the barn and outbuilding roofs are in need of repair.

A particularly attractive feature of the property is the pretty gîte which is separated from the house by the outbuildings giving...