

Charming house in a peaceful hamlet with garden, garage and woodland.

EXCLUSIVE



INFORMATION

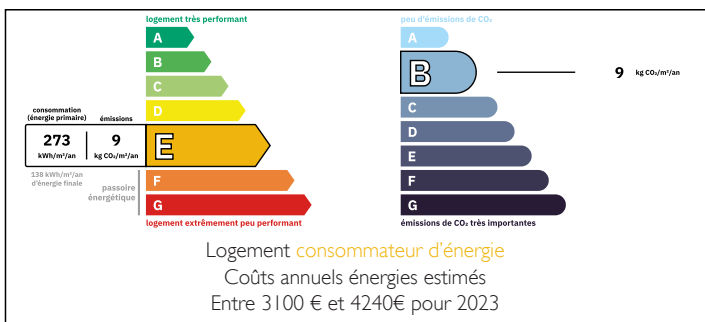
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	162 m2
Plot Size:	14870 m2

IN BRIEF

This charming property is located in a peaceful hamlet and offers the perfect combination of comfort, space, and nature. The house features three bright bedrooms, two bathrooms, a cosy living area with a wood-burning stove and open-plan kitchen, and also a large garden that was designed by a Belgian landscape architect. The garden has a covered terrace. In addition, the property includes a separate 1.3-hectare woodland plot beside a river. With a garage, barn, ample parking space, and close proximity to all daily amenities in Bussière-Poitevine, this move-in-ready home is ideal for enjoying peaceful French countryside living.



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: 319 EUR

Taxe habitation: 451 EUR

NOTES

DESCRIPTION

This spacious property, is located in a quiet hamlet and benefits from a large adjoining garden. In addition, a separate woodland plot of 1.3 hectares is included with the property. The woodland consists of acacia and pine trees and is situated along the banks of a river, just 600 metres from the house.

The house offers three spacious and bright bedrooms, one of which is located on the ground floor with direct access to the garden. Two bathrooms and two separate toilets provide extra comfort and practicality for family living.

The living room forms the heart of the home and features a wood-burning stove, an open-plan living area with open kitchen, and access to the rear garden. From the hallway, you reach the ground-floor bedroom, also equipped with a wood-burning stove, as well as a bathroom and separate toilet.

At the rear of the house, there is a covered terrace, ideal for outdoor dining and relaxing. There is also practical storage space for firewood. The property further benefits from a garage and a small barn.

The easily accessible parking area provides ample space for several vehicles. The house is in good condition and ready to move into, without the need for major renovation work.

For additional comfort, connections for a potential swimming pool pump have already been installed, and high-speed internet can easily be connected.

The property is located just 5 minutes from the charming town of Bussière-Poitevine, where you will find all daily amenities, including:

- café/restaurant
- bakery/pastry shop
- butcher
- pharmacy...