

Authentic dreamhouse with charme and a beautifull view.

EXCLUSIVE



INFORMATION

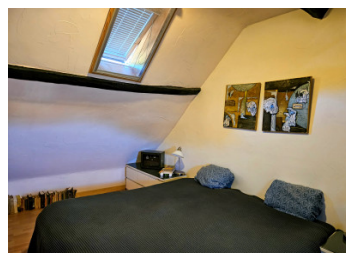
Town:	Bussière-Galant
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	1772 m2

IN BRIEF

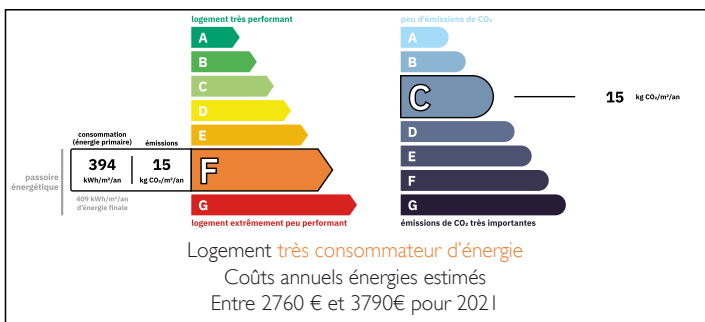
This beautiful, character-filled authentic house is situated in a quiet hamlet in Bussière-Galant. It offers spacious living areas, a private pool, attached outbuildings, and picturesque surroundings.

2 bedrooms but possibility to make a third on the ground floor with bathroom.

Septic tank up to code.



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

This charming authentic house is set in a peaceful hamlet within the commune of Bussière-Galant.

Upon entering, you are welcomed into a spacious and cozy living room featuring a impressive wood-burning stove. Opposite the living room is a semi-open kitchen and dining space, fully equipped for modern living. Under the kitchen area there is a cave with concrete floor.

Adjacent to the main house, with direct access from the garden, is an independent section. This space is ideal for creating a ground-floor bedroom suite, a guest gîte, or private accommodation for family and friends.

On the first floor, the property comprises two bright bedrooms and a bathroom.

Directly attached to the residence is a substantial barn of over 200 m², offering endless possibilities for storage, a workshop, or potential expansion.

Outside, the rear garden features an 8x4 m swimming pool with panoramic views over the countryside. The grounds also include three small outbuildings, one currently utilized as an artist's studio. For convenience and security, the property is fully enclosed with two electric gates operating at the touch of a button.

Septic tank up to code.

Located just a short 4-minute drive from the center of Bussière-Galant bourg, offering a popular local bistro, bakery, butcher, small supermarket, school, and post office. The market town of Châlus, with large supermarkets, medical facilities, and restaurants, is just 10 minutes away.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES