

Stone House with 2nd Cottage to renovate, barns and 6382m2 of land near Bussière-Poitevine



INFORMATION

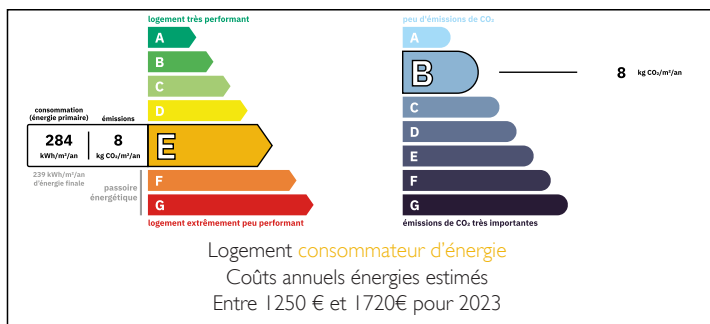
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	86 m2
Plot Size:	6382 m2

IN BRIEF

A semi detached stone house with two bedrooms, a separate cottage to renovate and generous outbuildings, set on 6,382 m² of garden, meadow and woodland. The property offers space to create separate accommodation guests, hobbies or a larger home, subject to any necessary permissions. Set in the countryside near Bussière-Poitevine.



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

Set in the countryside near Bussière-Poitevine, this property brings together a two-bedroom stone house, a separate cottage, two barns and a stable on approximately 1.5 acres of land.

The main house has an open-plan living, dining and kitchen area of 46 m² with woodburning stove, character features and access to an adjoining barn of approximately 80 m² which could be used to increase the habitable space downstairs. Upstairs are two bedrooms measuring 17 m² and 13.5m², and a shower room with WC of 6.5m².

The second cottage offers a living and kitchen area of 25 m², a ground-floor shower room and WC, plus a bedroom 19m² with ensuite upstairs. It requires renovation and could provide accommodation for visiting family or friends once completed.

A further barn of approximately 45 m² provides useful space for storage, a workshop or hobbies. The 6,382 m² plot includes garden, meadow and woodland, and a well. Local amenities are available in Bussière-Poitevine, with Limoges and Poitiers each approximately an hour away.

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

LOCAL TAXES

Taxe foncière: 107 EUR

NOTES