

3 room cottage to finish with small attached barn and garden – near Bussière Poitevine in Haute Vienne (87)



INFORMATION

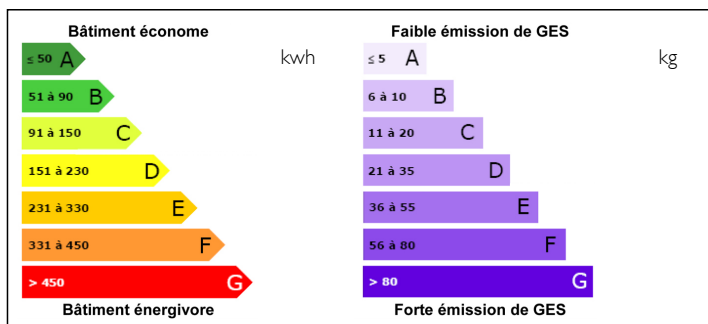
Town:	Bussière-Poitevine
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	46 m2
Plot Size:	3035 m2

IN BRIEF

Providing almost 50m2 of potential habitable space on one level, this hamlet house comes with an attached barn (50m2 footprint) on two levels plus a 90m2 attached garden to the side of the house with about 30m2 to the rear. An ideal lock-up and go holiday home to establish that bolthole in France. The accommodation comprises essentially two rooms (30m2 and 12m2 - the latter with direct access to the garden), a bedroom (8m2) and a bathroom (8m2); the bathroom having only a toilet installed at the moment but with sufficient space for a shower unit. The attached 50m2 barn provides the opportunity (subject to planning approval) to significantly expand the living accommodation possibly on two levels (barn footprint only). House is attached on the barn side. There is also a 2,200m2 parcel of land located about 500m away. Roof is old and in fair condition - barn side will need to be...



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

The house is located just 4 km (7 minutes) north of Bussière Poitevine, a well provisioned village with a full range of facilities plus a primary school.

The historic Haute Vienne town of Le Dorati (18km – 18 minutes) also provides a full range of facilities with secondary as well as primary schooling. In addition to its excellent day to day facilities, Le Dorat also benefits from rail services to Limoges and Poitiers; the latter affording cross platform TGV connections to Paris and Bordeaux also London and Brussels.

Bellac (23 km – 23 minutes), with its larger supermarkets, also has rail station on the same line as Le Dorat, plus a lycée.

The all-year-round international airport at Limoges is only 59 km (56 minutes) away.

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

NOTES