

4 bedroom stone built farmhouse with a nice view. Garden.

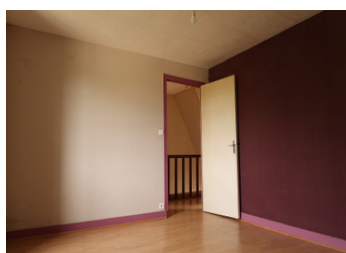


## INFORMATION

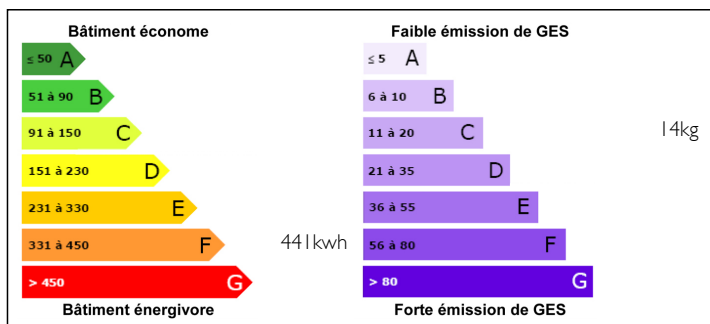
Town:	Bujaleuf
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	1000 m2

## IN BRIEF

In a small hamlet of Bujaleuf (87, Haute Vienne), with its swimming and fishing lake St Hélène, this beautiful house awaits you. Bujaleuf has all the small commodities you need. Limoges is only 35 minutes away.

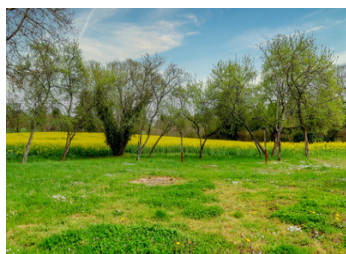


## ENERGY - DPE



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

On the edge of a small hamlet, with very little passing traffic, this farmhouse offers 4 bedrooms, a nice garden, and extra external storage space.

Ground floor

Lounge with fireplace 29 m<sup>2</sup>

Kitchen (fitted) 27 m<sup>2</sup>

Bathroom 6 m<sup>2</sup>

Boiler room / washing room 4 m<sup>2</sup>

First floor

Four bedrooms, all 11 m<sup>2</sup>

The attic floor is completely insulated.

Attached to the house, you will find two spaces for storage, at combined 30 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **449 EUR**

The septic tank is 3 years old, and conforms to current regulations..

Insulation is recently done.

The house is immediately habitable, and no major works are needed, but it requires refreshing in the kitchen, the bathroom and in some bedrooms.

The lovely south-facing garden offers far-reaching views over the countryside.

## NOTES

Total land size around 1000 m<sup>2</sup>.

Taxe Foncière : 449 per year (2021)

Must come and see.

A video and more photos are available on request. Please contact me, for all inquiries and viewings.

-----

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