

A fabulous 2 bedroom village house in walking distance to all amenities - Bussière Poitevine

EXCLUSIVE



## INFORMATION

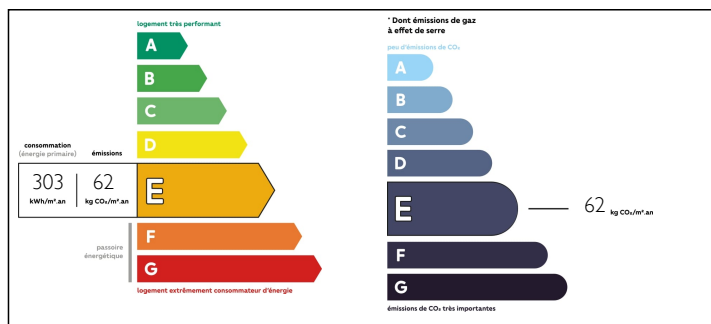
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	83 m2
Plot Size:	286 m2

## IN BRIEF

Situated just off the centre of this popular village - a 2 bedroom character house to finish with open plan living downstairs and a very attractive open plan master bedroom with bathroom.



## 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

From the front door entrance on the street

Enter into the kitchen / dining room 6.9m x 3.5m with wood-burning stove - kitchen to update

Open plan into the living room - 6.2m x 3.2m with oil fired stove

Stairs to first floor

Bedroom 1 3.3m x 5.3m with open plan bathroom of 3m x 3.4m - roll top bath, hand basin and toilet

Bedroom 2 - 3.2m x 3.6m with en-suite shower room 1.9m x 1m

House has double glazing except for the front door

Heating is by wood burner and an oil burning stove

Mains drains

Attached at the back only

Outside

A few paces away from the house

A non attached barn on two levels - ground 7.5m x 4.6m and upstairs 4.9m x 7.5m

Leads to an attached garden - mainly grass with trees - quiet and tranquil

The village of Bussière Poitevine has a tabac/ bar, post office, convenience store, hairdressers, bank, pharmacy, bakers, hardware store, school, doctors, wood yard, garages etc etc

Less than an hour to Limoges airport and similar to Poitiers airport.

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

## LOCAL TAXES

Taxe foncière: 317 EUR

## NOTES