

Charming 4-bedroom house with outbuildings, pond, well and beautiful garden in idyllic countryside setting



INFORMATION

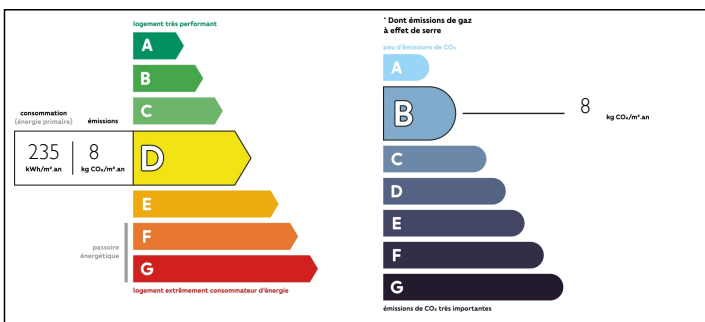
Town:	Bussière-Galant
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	127 m2
Plot Size:	2350 m2

IN BRIEF

This charming stone house situated in a small hamlet with no busy roads nearby offers 127m2 of living space on 2350m2 of land with beautiful open views over the countryside. On the ground floor there is a living room with dining area, a fitted kitchen, two bedrooms, one of which is used as a lounge, a bathroom and separate toilet. Upstairs, there is a hallway with a study area, two adjoining bedrooms, a shower room and separate toilet. Two outbuildings, a well, a pond and an above-ground pool complete the property. There is double glazing throughout and the attic is insulated. The heating is electric and there is a pellet burner in the living room. There is a septic tank. Energy rating D (DPE). The property is eligible for fiber-optic internet.



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 in a small hamlet, in the middle of the countryside and away from busy roads. The 127m² of living space is composed of:

On the ground floor:

- Kitchen of 17m²
- Living room with pellet burner of 34m²
- 2 bedrooms of 9.6m² and 14m² (the latter currently used as a lounge)
- Separate toilet
- Bathroom 6m²

First floor:

- 7m² corridor with office area
- Storage area
- 2 adjoining bedrooms (one of 16m² and the other of 14m² with balcony)
- Shower room
- Separate toilet

Outside we find:

- A 43.2m² outbuilding
- A 18m² outbuilding
- A pond measuring 5.1m x 7m fed by a spring
- A well
- An above-ground pool

The property is eligible for fibre-optic internet. There is double glazing throughout and the attic is insulated. The heating is electric and there is a pellet burner in the living room. Energy rating D (DPE). There is individual drainage.

The property is fully fenced. You will enjoy a well-maintained garden with lawn, mature trees and bushes. It is divided into an east-facing part and a south-west-facing part.

You are 4 minutes' drive from the town of Châlus where there are shops, chemists, banks, vets, bars, restaurants, DIY shops and a large modern supermarket. There is also a weekly market selling local produce. The historic town center is well preserved and includes the ruins of two medieval

LOCAL TAXES

Taxe foncière: 383 EUR

NOTES