

Perigord Limousin National park 13 acres secluded hamlet, 2 buildings conversion allowed. Orchard, pond & wood



INFORMATION

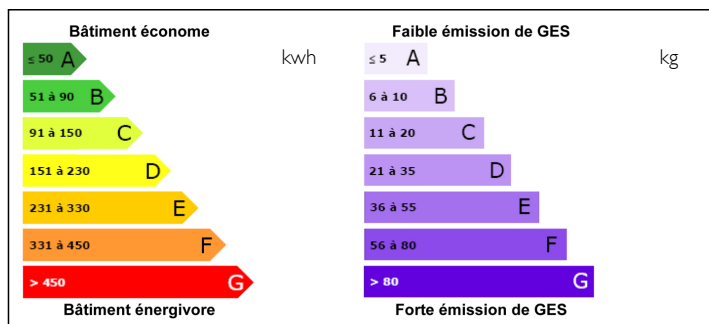
Town:	Bussière-Galant
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	55000 m2



IN BRIEF

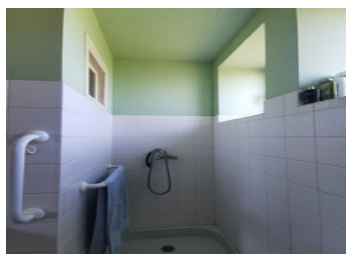
Independent single storey barn to convert as 2nd dwelling. Building permission have been obtained to convert attached barn. A peaceful landscape with a gentle slope, defined by the water vein and the reservoir. In the heart of the Perigord Limousin natural park, 13 acres isolated farmhouse to restore Please see 2D/3D floorplan link on Leggett website for virtual visit. Former farm with house to update. kitchen with wood-fired cooker that supplies the central heating and hot water. Shower room and separate toilet. 3 rooms upstairs with access to attic. Ground floor is to restore. Septic system to update. Large Impeccable barn. Detached building of about 60m² used as a garage. Perfect for new single storey dwelling. 15mn cycling distance to first shops and to train station. Regional train to Limoges, or Bordeaux in 2h30, Paris 4h. 30mn drive from Limoges Airport. 10mn by car to Chalus with all amenities

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.



NOTES

DESCRIPTION

In the heart of the Perigord Limousin natural park, 13 acres secluded farmhouse to restore. Perigord Limousin National park 13 acres secluded hamlet, 2 buildings conversion allowed. Orchard, pond & wood.

Close to Montessori school, 15mn cycling distance leisure lake, the first shops and to regional train station direct to Limoges then Paris in 4h or Perigueux then Bordeaux in 2h30. 10mn by car to Chalus with all amenities. 30mn drive from Limoges Airport.

Please see 2D/3D floorplan link on Leggett website for virtual visit.

Septic tank drainage to update.

Very nice and peaceful place. The land is gently sloping with the water vein forming the landscape. The built plot is 2700m². The surrounding land is composed of meadows, woods and a water point creating a small reservoir.

Impeccable barn of 300m². Opposite, a single storey building of about 60m² used as a garage. Presence of a cistern.

Farmhouse. 50m² per level.

On the ground floor, 3 spaces: kitchen, separate toilet and bathroom with shower, living room with fireplace. The wood cooker supplies the central heating and hot water.

On the first floor, 3 rooms, a large office on the landing, a bedroom and a 2nd bedroom with access to the attic of the original house. Ideal for a bathroom on the first floor.

The ground floor of the old house is to be restored. By creating an opening to the living room to the left of the fireplace, we can have a large bedroom...