

**\*UNDER OFFER\*** A two bedroom hamlet house with attached barns and gardens

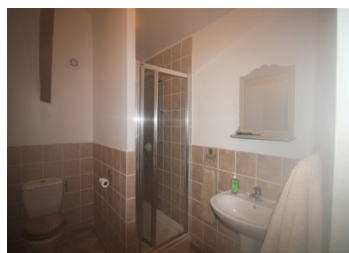


## INFORMATION

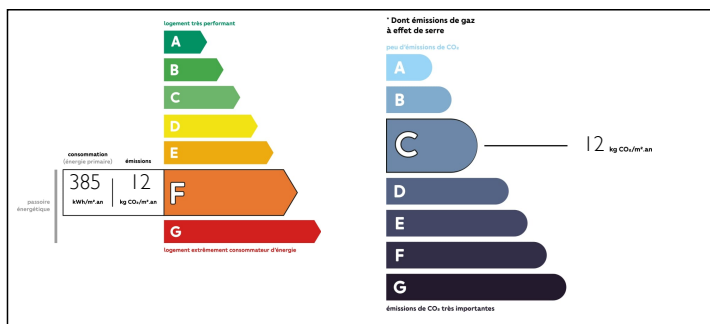
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	2509 m2

## IN BRIEF

Renovated 2 bedroom home in a quiet hamlet near (2km) to amenities. Video tour available via WhatsApp on request.



## 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

Very good condition. Family/holiday home with:-

Ground Floor

Fitted kitchen (19.2m<sup>2</sup>) with wood-burning stove.

Utility area (11m<sup>2</sup>) Rear lounge/bedroom (16.4 m<sup>2</sup>) overlooking the garden. 2nd wood burner.

First Floor

Large bedroom (18.3 m<sup>2</sup>) and modern shower room, with shower, WC, hand basin and heated towel rail.

## OUTSIDE

2 big barns (81 and 44 m<sup>2</sup>), attached garden, 2 other fields and a small stone shed.

Windows - double glazed

Fosse septique

Heating - wood burners x 2 and electric radiators

House is attached

## AREA

The nearby town of Bussière-Poitevine (2 km) has a range of amenities including supermarket, butcher, bakers, pharmacy, medical centre, bank, post office, tea room and bars. The international airport at Limoges is 58km (less than an hour) away with flights to the UK all year round. It is about 4.5 hours drive from the port of Caen.

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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: 333 EUR

Taxe habitation: 268 EUR

## NOTES